



Laskowski
&Co



Gordheweth, Church Road, Mabe Burnthouse, Penryn, TR10 9HN

Guide Price £450,000

Situated in the 'heart' of this ever-popular village, close to Penryn and Falmouth and enjoying commanding, panoramic views over miles of Cornish countryside to St Austell in the distance, a substantial, detached, individual, non-estate dormer bungalow, in need of general cosmetic improvement but providing extensive and highly adaptable 4/5 bedroom, 2 bathroom accommodation with parking, 2 garages and a surprisingly large rear garden.

Key Features

- Detached individual dormer-style bungalow
- Far-reaching panoramic views
- 4/5 bedrooms, 2 bathrooms
- Surprisingly large rear gardens
- Central village location
- Extensive and well proportioned accommodation
- 2 garages and additional parking
- EPC rating E



THE PROPERTY

Believed to date from the 1960s and in the same family's ownership for approximately thirty years, 'Gordheweth' has been the subject of a substantial extension and loft conversion to provide highly adaptable and particularly well proportioned four/five bedroom accommodation, arranged over two storeys.

A deep front driveway leads to a forecourt and turning area, with access to two garages, one integral, the other with a workshop area to the rear. Additional parking can be provided, if required, through double gates onto a side parking/garden area, beside which there is access to a useful under-floor storage void situated below the lounge extension. The side and rear gardens are overgrown but are surprisingly large, enjoy a high degree of sunshine, are well enclosed by shrub borders and, like the main rooms in the property, enjoy the far-reaching views as far as St Austell in the distance.

A path and ramp provides ease of access from the forecourt, with a broad entrance porch opening into a 'central' reception hall. The living room, having been extended, is particularly well proportioned and lies adjacent to a family sized kitchen/breakfast room, from which a stable door leads into a conservatory and the rear gardens. At ground floor level, there are currently two bedrooms and a fully tiled bathroom, as well as an internal door to the integral garage which, seemingly, could be easily incorporated into the accommodation, if required, subject to all necessary consents.

A further ground floor 'room', ideal as a study, accommodates the staircase leading to the first floor, where there are two further bedrooms, a second fully tiled bathroom, and extremely versatile fifth bedroom or upstairs living room which opens onto a broad balcony, from where the views are particularly far-reaching.

The property is double glazed and has an oil fired central heating system but is in need of general cosmetic improvement to decor, floor coverings and, probably, kitchen and bathroom fittings etc. A manageable 'project', ideal for a family etc wishing to move into a well served village with day-to-day amenities 'on the doorstep' and Penryn and Falmouth just a few minutes' drive away.

For sale with the additional benefit of immediate vacant possession and no onward chain.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Hardwood entrance door with stained and leaded window and obscure glazed screens to either side. Casement door with matching reeded glazed screens opening into the:-

RECEPTION HALL

A well proportioned, 'central' reception area. Plate shelving, double radiator, built-in linen cupboard and separate airing cupboard with foam lagged copper cylinder with immersion heater. Dimmer switching, small pane casement doors to the reception rooms. Leading to:-

INNER HALL

Radiator, plate shelving, doors to the ground floor bedrooms and to the integral garage.

LIVING ROOM

An extremely well proportioned, light, triple aspect room with semi-hexagonal extension with windows to the side and rear elevations, overlooking the gardens and enjoying extremely far-reaching views over Mabe and Penryn to St Austell in the distance. Two double radiators, plate shelving, wall light points, dimmer switching, TV aerial socket, slate fireplace with timber surround and inset glass-fronted log-burner (not tested).

KITCHEN/BREAKFAST ROOM

Two windows to the side elevation, one internal to the living room, both enjoying views over the outskirts of Mabe to Penryn and miles of Cornish countryside beyond. Rayburn - disconnected but to remain. Comprehensive range of fitted wall and base units including glass-fronted 'dresser', inset sink unit with mixer tap, integrated fridge and freezer units. Space with plumbing for washing machine, integrated Electrolux dishwasher. Tiled splashbacks. Stoves four-ring ceramic hob and split level Stoves double oven and grill with further cupboards above and below. Window to the rear elevation overlooking the gardens, double radiator, inset downlighters, small pane stable-type door opening into the:-

CONSERVATORY

Wood block flooring, Worcester Danesmoor 20/25 oil fired boiler providing domestic hot water and central heating. Light and power connected, windows overlooking the gardens and door to the rear elevation.

GROUND FLOOR BATHROOM/WC

Containing a complementary four-piece suite, including a panelled bath with mixer tap and shower attachment, low flush WC, bidet and pedestal wash hand basin. Fully ceramic tiled walls, two radiators, strip light/shaver socket. Obscure glazed window to the rear elevation.

BEDROOM ONE

Broad window to the front elevation, radiator. Range of full width and full height built-in wardrobes.

BEDROOM TWO

Window to the rear elevation overlooking the gardens, also fitted with a broad range of full height wardrobes and cupboards.

STAIRCASE/STUDY ROOM

Small pane casement door from the reception hall, radiator, broad window to the rear elevation, turning staircase rising to the first floor landing.

FIRST FLOOR

LANDING

Access to over-head loft storage area, the rooms left-to-right from the top of the staircase.

BEDROOM THREE

Broad dormer window to the front elevation overlooking Mabe village. Broad range of fitted wardrobes, double radiator, access to eaves storage space.

BEDROOM FOUR

Broad dormer window to the front elevation, radiator, built-in wardrobe and recess with further storage areas.

FAMILY BATHROOM/WC

Complementary three-piece suite comprising a low flush WC, panelled corner bath with mixer tap and shower attachment, pedestal wash hand basin. Fully ceramic tiled walls, broad window to the rear elevation overlooking the gardens and farmland beyond. Radiator, strip light/shaver socket.

BEDROOM FIVE/FIRST FLOOR SITTING ROOM

An extremely adaptable, light, double aspect room with broad window to the rear overlooking the gardens and window and door to the side elevation, opening onto an extensive balcony, from which panoramic views are enjoyed over Penryn to Flushing and miles of surrounding countryside, including a glimpse of the Fal Estuary. Radiator, 'central' chimney breast, eaves storage areas, built-in cupboard housing cold water tank.

THE EXTERIOR

DRIVEWAY

'Gordheweth' has a long brick pavia driveway which leads to the front of the property.

FORECOURT

Up-and-over doors to the two garages, ramp and courtesy lighting to the entrance door. Timber gates to the side and rear gardens.

GARAGE ONE

Integral to the house. Metal up-and-over door, electrical trip switching and meters. Cold water tap, built-in store, light and power connected, courtesy door to the accommodation.

GARAGE TWO

Metal up-and-over door, rear workshop area with light and power connected and window and part glazed door to the rear gardens.

REAR GARDENS

A particular feature of the property, currently featuring a large fish pond which, if necessary, can be emptied upon completion, with paved surround. Pathway leading from the conservatory to the rear of garage two. Bin storage area, uPVC oil storage tank, courtesy lighting. Broad area of lawn bordered by mature shrubbery with plants including an acer, hydrangeas and camellias etc.

SIDE GARDEN

Pathway continuing from the conservatory, cold water tap, brick pavia patio and pathway continuing to the lower side of the house where the double timber gates from the forecourt provide access onto an additional parking area, if required. Access to under-floor storage area.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into the village of Mabe from Penryn. In the village centre, adjacent The New Inn, turn left signposted to Mawnan Smith and Constantine. A very short distance after the pub car park, the entrance to 'Gordheweth' will be found on the left-hand side.



Floor Plan

Church Road, Mabe Burnthouse, Penryn,

Approximate Area = 2152 sq ft / 199.9 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 2428 sq ft / 225.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1496818