



Anneth Lowen, Trenoweth Lane, Mabe Burnhouse, TR10 9HZ

£875,000

A superb Edwardian granite-fronted farmhouse, dating back to, we believe, the early 1900's, occupying a commanding, elevated position in the hamlet of Trenoweth, with superbly tended grounds approaching 1 acre. The house itself benefits from 4 bedrooms, one en-suite, with all main rooms enjoying fabulous views the length of the property's own grounds and over adjacent countryside and farmland, to Argal Reservoir, Falmouth Bay and The Lizard peninsula beyond - an amazing far-reaching panorama. Externally, excellent parking and storage facilities are provided, with gated parking areas, extensive outbuildings including a detached garage with adjoining lean-to store, glass-fronted summerhouse, workshop/store, part open-fronted garaging/boat store, additional lean-to store, shower block and 2 shepherd huts - providing superb income potential.

Key Features

- Charming Edwardian farmhouse
- Land approaching 1 acre
- Stunning views from all main rooms
- Excellent income potential
- Superbly tended gardens and grounds
- Impressive oak frame extensions
- Excellent parking/storage facilities
- EPC rating E



THE PROPERTY

'Anneth Lowen' is an impressive Edwardian, granite-fronted farmhouse, dating back to, we understand, the early 1900's. The house itself occupies an elevated position at the head of its own well tended and well stocked grounds, approaching approximately one acre.

The property has been sympathetically modernised throughout our clients' ownership and dramatically improved via replacement and sealed unit double glazing, a modern oil fired central heating system, a replacement roof approximately ten years ago.

The internal accommodation briefly comprises a refitted and well appointed kitchen, utility room, cosy snug/living room with exposed stone fireplace and glass-fronted log-burner, ground floor cloakroom/WC and first floor bath/shower room with modern white sanitary ware. The property further benefits from four bedrooms, one of which has en-suite facilities, whilst our clients have also added two superb oak-framed extensions, one of which now offers a welcoming entrance porch, the second of which is a magnificent conservatory/sitting/dining room with glass-fronted wood-burner, full height casement double glazed windows which benefit, together with all other main rooms, from stunning views across the property's own grounds, rural countryside and farmland beyond, to Argal Reservoir, Falmouth Bay and The Lizard peninsula in the distance.

Externally, excellent parking facilities are on offer with gated access to ample forecourt parking, a detached single garage with lean-to storage shed plus halfway down the one acre grounds, accessed via the lower driveway, further parking facilities are available via an open-fronted car port/boat store with attached single garage/store and further courtyard parking. Useful outbuildings include a timber-built summerhouse, large store/workshop, shower block and two shepherd huts are also situated at various points throughout the circa one acre plot.

BUSINESS POTENTIAL

The two shepherd huts, shower block, galley kitchen and independent gated access combine with four hook-ups and there is a current arrangement with 'Freedom Camping' for a modest annual charge of £148.00 which allows, we understand, for up to ten 'pitches', exempt from planning. Consequently, a future owner may decide to develop the business at 'Anneth Lowen' to provide a more substantial income.

THE ACCOMMODATION COMPRISES

GABLED ENTRANCE PORCH

A superb addition to the property, of oak construction with sealed unit double glazed windows and front door, providing a sheltered entrance to the property, together with a lovely outlook over the length of the grounds, Falmouth Bay and The Lizard peninsula. Slate floor, pitch pine panelled door with glazed inserts and fan light opening into the:-

ENTRANCE HALL

Oak flooring, turning staircase rising to the part galleried landing, under-stair storage cupboard housing electrical meters and fuses.

SNUG

10'11" x 10'4" (3.33m x 3.17m)

Window with granite lintel and deep sill to the front elevation. Oak flooring, tall contemporary radiator, full height granite chimney breast with slate hearth.

LOUNGE

9'8" x 15'4" (2.97m x 4.69m)

Another attractive reception room, facing south easterly, with window providing far-reaching views over miles of countryside to

Falmouth Bay and The Lizard peninsula. Granite lintel, radiator, broad, full height fireplace with inset glass-fronted Jotul log-burner and raised slate hearth. Panelled door from the entrance hall and part glazed oak door opening into the:-

CONSERVATORY/DINING AREA AND SITTING ROOM

23'5" x 10'10" (7.16m x 3.31m)

Second measurement reduces to 7'8" (2.34m) in the dining area.

Another superb addition to the property, again of substantial oak frame construction, with glazed gable to the side elevation with double casement doors opening directly onto slate terracing. Full height sealed unit double glazed screens providing abundant natural light, warmth and further lovely views across the grounds and over miles of surrounding countryside to Falmouth Bay and The Lizard peninsula. Velux roof light, oak flooring, glass-fronted stove/log-burner with slate hearth, double aspect dining area with windows to both the side and rear elevations, together with broad archway opening into the:-

KITCHEN

17'4" m x 8'7" (5.29 m x 2.63m)

Superbly appointed with a comprehensive range of high-gloss units with brushed steel handles and oak worksurfaces between with complementary metro tiled splashback. Slate flooring, tall contemporary radiator, window to the rear elevation, inset downlighters. Inset sink unit with mixer tap with shower attachment and cutlery drainer. Integrated dishwasher, tray recess, range cooker recess with illuminated stainless steel filter canopy over. Part glazed oak door from the entrance hall and matching door with slate flooring continuing into the:-

UTILITY ROOM

9'2" x 8'7" (2.81m x 2.64m)

Doors to the garaging and side elevation, fitted linen cupboard with slatted shelving, tall contemporary radiator, window to the rear elevation. Stainless steel sink unit, space with plumbing for washing machine and tumble dryer. Door to:-

GROUND FLOOR CLOAKROOM/WC

Attractively appointed with a high flush WC and wall mounted wash hand basin. Inset ceiling lights, extractor fan, metro wall tiling, tall contemporary radiator, storage cupboards with louvre doors, shelved alcove, slate tiled flooring.

FIRST FLOOR

LANDING

Part galleried with turning staircase rising from the entrance hall, access to overhead loft storage area. Rear landing with fitted cupboard.

BEDROOM ONE

9'4" x 15'3" (2.85m x 4.66m)

Window to the front elevation, again enjoying panoramic views over surrounding countryside to Argal Reservoir, Falmouth Bay and The Lizard peninsula. Radiator, range of full height fitted wardrobes with pitch pine doors.

BEDROOM TWO

8'5" x 10'0" (2.58m x 3.06m)

Window with polished granite sill, again enjoying far-reaching views. Radiator, archway into the:-

EN-SUITE SHOWER ROOM/WC

Three-piece suite comprising low flush WC, wash hand basin with mixer tap and walk-in shower cubicle with mains-powered shower.

BEDROOM THREE

6'10" x 6'8" (2.10m x 2.05m)

Granite silled window, again enjoying fabulous views. Radiator. Currently used as a study.

BEDROOM FOUR

10'7" x 6'11" (3.24m x 2.13m)

A 'linney' room with part restricted head height. Dormer-style window to the rear elevation, radiator.

BATH/SHOWER ROOM

Attractively appointed with a four-piece suite comprising a low flush WC, pedestal wash hand basin, roll-top bath with mixer tap and shower attachment, separate walk-in shower cubicle with twin head mains-powered shower. Radiator/towel rail, obscure glazed window to the rear elevation, storage cupboard.

THE EXTERIOR

'Anneth Lowen' enjoys extremely long frontage to Trenoweth Road with, adjacent to the house, granite walling and twin granite gateposts with five-bar gate opening onto the:-

GRAVELLED FORECOURT

Providing off-road parking for three/four vehicles, together with direct and relatively level access into the accommodation.

DETACHED GARAGE

18'9" x 9'9" (5.73m x 2.98m)

Of block construction with metal up-and-over door, windows and courtesy door. Power and lighting provided. Obscure double glazed window to the side elevation and double glazed window to the rear. Additional eaves storage. Aluminium double glazed entrance door.

ADJOINING LEAN-TO STORE

17'1" x 6'4" (5.21m x 1.95m)

Of timber construction with corrugated plastic roof. Built-in shelving and work benches. Timber entrance door.

A broad slate pathway leads from the garage and front parking area to the side of the house, where there is a sheltered entrance to the accommodation, outside oil fired Worcester boiler providing hot water and central heating, and slate steps rising to a slate-paved patio with rockery-edged border, oil storage tank and garden implement store - 88" x 5'6" (2.65m x 1.69m). Exterior water tap. Gravelled pathway continuing to the rear of the house.

SIDE TERRACE AND GARDEN

Double doors from the accommodation providing an ideal outside dining and entertaining area, slate-paved, with lawns, flower and shrub borders. Lower garden area with greenhouse and fenced kitchen garden area.

FRONT GARDEN

Comprising an extensive and gently sloping lawn, extending to the southern most boundary with post and rail fencing to one side and a hedged border to Trenoweth Lane on the other. Containing a useful range of outbuildings including:-

GLASS-FRONTED SUMMERHOUSE

11'5" x 9'6" (3.48m x 2.91m)

Part panelled, cold water tap and covered veranda with wrap-around decking - a wonderful vantage point to enjoy the afternoon and evening sun, with views over miles of Cornish countryside to the sea.

WORKSHOP/STORE

23'8" x 9'8" (7.22m x 2.97m)

Double timber entrance doors. Three windows to the side elevation, rear entrance door.

PART OPEN-FRONTED GARAGING/BOAT STORE

19'7" x 19'5" (5.99m x 5.93m)

Gravelled driveway and parking/turning forecourt, leading from the lower entrance. Comprising open-fronted garaging - 19'8" x 19'9" (6.00m x 6.00m). Power connected.

ADDITIONAL LEAN-TO STORE

19'4" x 6'3" (5.91m x 1.93m)

Attached to the open-fronted garaging/boat store. Double timber entrance doors. Power and lighting connected. A useful storage area with natural light from the corrugated roof.

SHOWER BLOCK

Fitted to provide two shower rooms/WCs, both with WCs, wash hand basins and shower cubicles. Light, power and water connected, electric heating units.

Space for camping pitches with two electrical hook-ups.

TWO SHEPHERD HUTS

One completed with full panelling, oak flooring, log-burner and stable door. The other, part completed, almost ready for similar use, but benefiting from two small paned windows to the side elevation with far-reaching views to the sea. Both having power connected.

FOUR HOOK-UPS

Suitable for caravans and campervans etc.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Two private septic tanks drainage, one serving the main house the other the shower block. Telephone points (subject to supplier's regulations). Oil fired heating to the main house. Two separate electric water heaters providing hot water for the shower block.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

POSSESSION

Vacant possession upon completion of the purchase.

VIEWING

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

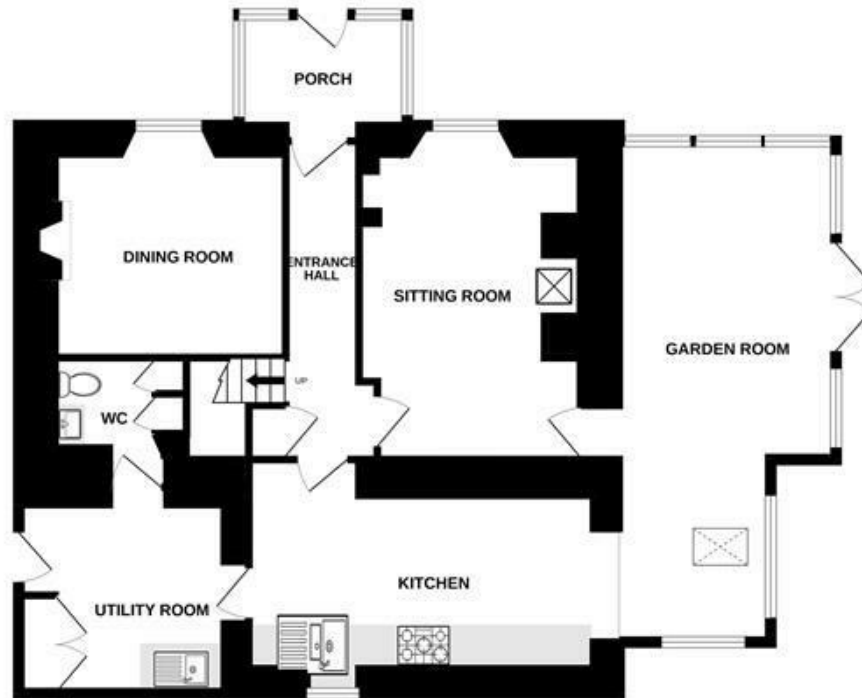
DIRECTIONAL NOTE

From the centre of the village of Mabe Burnthouse, proceed up Antron Hill, passing the village stores/sub post office on the right-hand side. After leaving the village and after reaching the brow of the hill, take the first turning left onto Trenoweth Lane and within approximately 250 yards, the entrance to 'Anneth Lowen' will be found on the right-hand side.

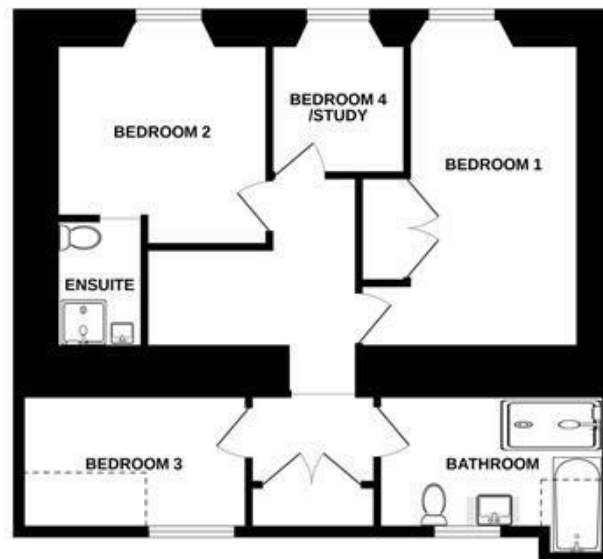


Floor Plan

GROUND FLOOR
88.0 sq.m. (947 sq.ft.) approx.



1ST FLOOR
55.6 sq.m. (598 sq.ft.) approx.



ANNETH LOWEN TRELOWEN MABE BURNTHOUSE TR10 9HZ

TOTAL FLOOR AREA : 143.6 sq.m. (1546 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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