



Cliftures Cottage



STAGS

Cliftures Cottage

Mabe Burnthouse, Penryn, TR10 9JJ

Falmouth 5 miles Truro City 10 miles Penryn 2 miles

A characterful, detached cottage with a detached annexe set in a most picturesque rural location

- Traditional Granite & Stone Cottage
- Wonderfully Characterful
- Detached One Bedroom Annexe
- Ample Parking Available
- Freehold
- Three Bedrooms
- Countryside Setting & Views
- Approximately Half Acre Gardens
- Council Tax Band C

Guide Price £825,000

SITUATION

Cliftures Cottage and The Annexe are situated along a quiet country lane with minimal passing traffic. The village of Mabe Burnthouse is under a mile whilst beyond which is the university campus at Tremough and the well catered for towns of Penryn and Falmouth. Easy access to the A39 means the cathedral city of Truro is less than a thirty minute drive away. There are beautiful walks nearby including around Argal Reservoir, south of which lies the village of Mawnan Smith, gardens at Trebah and Glendurgan, sailing waters of The Helford River and sandy beaches at Maenporth and Swanpool.

The location is relatively unspoilt and surrounded by beautiful Cornish countryside and both the cottage and cabin enjoy far reaching views over nearby Argal Reservoir to miles of surrounding countryside with distant sea glimpses of Falmouth Bay on a sunny clear day.

DESCRIPTION - CLIFTURES COTTAGE

Cliftures Cottage is a classic, Victorian stone and granite built property under a traditional slate tiled roof. Its most handsome in appearance and has been sympathetically and sensitively updated in recent years to now provide a characterful and welcoming home retaining features such as beamed ceilings, granite flagstone flooring, some exposed stone walls, inglenook type fireplaces with a cast iron 'AGA Coalbrookdale' multi burner and replacement sash windows.

To the ground floor the accommodation comprises of a very welcoming kitchen/ dining room with separate utility off and a ground floor shower room/ wc, ideally located to offer dual purpose from both the kitchen area and the sun terrace. A delightful sitting room with corner stairs rising to the first floor landing. Upstairs you will find three bedrooms, all of which take advantage of the elevated countryside views and a modern white family sized bathroom incorporating a four piece suite.

To the front of the property there is ample parking for the cottage whilst to the rear, a useful utilitarian space laid to predominantly to gravel and being an ideal area to house bins, the external boiler, oil tank and LPG bottles.



DESCRIPTION - THE ANNEXE

Highly suitable as ancillary accommodation, the annexe is a detached single story property which sits privately and independent from the main cottage with parking adjacent and an attractive and sheltered private garden area. Accommodation comprises of an entrance lobby, open plan living room with kitchen space incorporating fully integrated appliances, double bedroom and shower room/ wc. Beautifully decorated and presented.

OUTSIDE

Set in approximately half an acre of well maintained gardens. The neatly maintained gardens are undoubtedly a wonderful feature of the property with the main lawned gardens gently sloping away with a sunny southerly aspect bordered by flower and shrub beds which burst into colour with native fauna and flora through the summer months culminating in a mass of flowering plants including eucalyptus, hydrangeas, rhododendrons, camellias and azaleas. The garden is contained by traditional Cornish borders and a running stream continues along the eastern boundary.

Adjoining the gable end is a wonderful sun terrace ideal for entertaining and alfresco dining should you wish to enjoy sundown whilst taking in lovely views over the gardens, adjoining farmland and beyond to Argal Reservoir, Lamanva, surrounding countryside towards Falmouth Bay.

SERVICES

Mains electricity and water are connected and private septic tank drainage. Cliftures Cottage has oil central heating whilst The Annexe has LPG underfloor heating.

Broadband: Basic up to 24 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom).

DIRECTIONS

Proceeding southerly on the A39 towards Falmouth, follow the signs to the village of Mabe Burnthouse and continue through the village. Continue towards Mawnan Smith and Constantine, passing The New Inn on the left-hand side. Proceed through the traffic calming measures and as you leave the village take the right hand turning signposted to Trenoweth. After approximately a quarter of a mile, turn left by Nanpara where 'Cliftures Cottages' can be found on the left-hand side just after the former school house building down a private access lane.

VIEWINGS

Strictly by prior appointment via Stags Truro.

AGENTS NOTE

1. The properties and gardens are held on two separate 'married' titles - 2. The Annexe enjoys residential use with a certificate of lawfulness.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

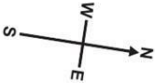


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

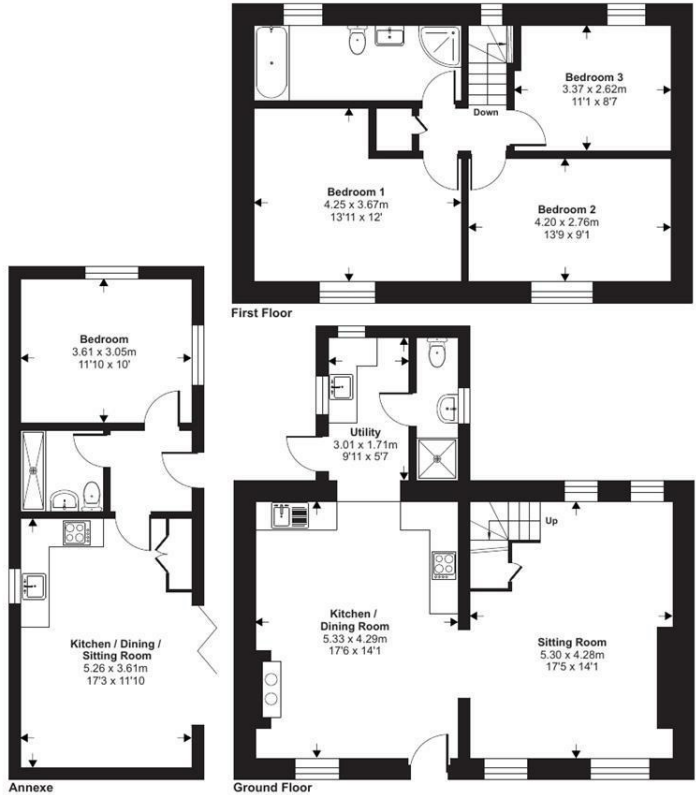
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Approximate Area = 1132 sq ft / 105.1 sq m
Annexe = 401 sq ft / 37.2 sq m
Total = 1533 sq ft / 142.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1301931