

FOR SALE



Lyonesse, Church Road, Mabe Burnthouse
Guide Price £460,000


MARTIN&CO

Lyonesse

Guide Price £460,000

- EXTENDED DORMER BUNGALOW
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE
- CONSIDERABLY UPDATED
- FOUR DOUBLE BEDROOMS
- DISTANT VIEW OF CARRICK ROADS

A detached dormer-bungalow which has been considerably upgraded and modernised .The most striking feature being the spacious and extended open-plan dining room, kitchen and lounge which provides excellent, modern, family living space.

A detached and extended, domer-bungalow which has been considerably upgraded and modernised by the current owners since it was purchased in 2014, now offering spacious, well-proportioned, family accommodation along with a garage, driveway and lovely front and rear gardens which provide the property with a good degree of privacy. The moststriking feature of this property is the spacious and extended open-plan dining room, kitchen and lounge which provides excellent, modern family living space. There are also some lovely distant views of the Carrick Roads and the sea beyond from the first floor.



Set back from the road by a substantial Cornish hedge and front garden, the property is entered via a gated driveway which leads up to the garage and the property entrance. Entering the property via a porch which has plenty of space for coats and shoes, the front door opens into the entrance hall.

To the left is a spacious, traditional drawing room with stripped pine floorboards and an open working fireplace. Either side of the chimney breast are built-in alcove cupboards and book-shelves, whilst a picture window looks out over the front garden and lets in lots of natural light.

Opposite the drawing room is a spacious double-bedroom with stripped pine floorboards, built-in wardrobes along one wall and a large window which looks into the front garden.

Further along the hallway you come to the spacious and extended, open-plan dining room, kitchen and lounge which provides outstanding, modern, family living space.

Moving through the dining room, which has a wood burning stove at its heart, this interconnects with a large, dual aspect lounge with sliding glass doors opening out onto a patio.

At the rear of the dining room, you enter the striking, kitchen extension which has an excellent selection of sleek floor and wall units in blue and pale grey, with stone worktops, breakfast bar and complementary herringbone flooring. There is an under-counter sink and a half, an integrated eye-level, double-oven with microwave, and a gas hob with four burners and extractor hood. There is also an integrated washing machine, tumble dryer and dishwasher, as well as space for a plumbed-in American style fridge-freezer. The room benefits from excellent natural light, with windows on both external walls, a glass back-door and two skylights.



There is a second double bedroom at the rear of the ground floor as well as a modern family bathroom, which has an electric shower over bath, a vanity drawer with inset sink, towel radiator and an airing cupboard which houses the gas combi-boiler. The bathroom is part-tiled with wood laminate flooring.

Stairs in the entrance hall lead up to the first floor which has stripped pine floors and under eaves hallway cupboards. There are two large double bedrooms, both with further under eaves wardrobes and dormer windows which have some lovely far-reaching views of the Carrick Roads and the sea beyond. There is also a shower room with a tiled shower cubicle, a vanity unit with inset sink, WC and a heated towel radiator.

Externally to the front of the property there is a large garden, mostly laid to lawn, with various established trees and bushes. There is gated side access to the enclosed garden at the rear which has been attractively landscaped to provide a sheltered lawn, patio and seating areas, with a good degree of privacy and attractive planting.

Works carried out by current owners include:

Wiring updated in 2015 and 2019
Gas combi boiler replaced 2021 (serviced annually)
Kitchen extension modified 2020
Kitchen and bathrooms installed 2020
Aluminium windows installed 2020
Roof tiles replaced 2021
Rear garden landscaped 2020

Please note, the only part of the house which has not yet been refurbished is the hallway.



EPC – D

Council Tax Band D

Utilities: Mains Gas, Water, Drainage, Electricity

Gas Combi Boiler for Heating & Hot Water

Wood Burning Stoves in Dining Room and Drawing Room

Garage

Driveway Parking

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

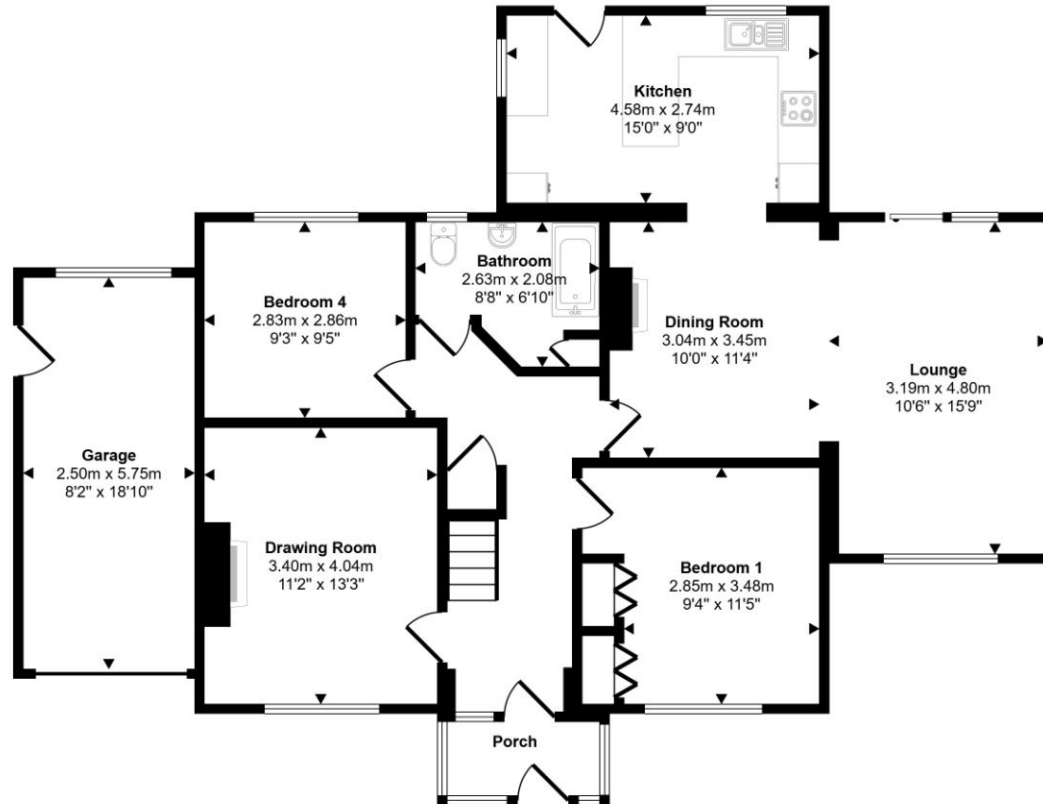
Source: Ofcom.org.uk

LOCATION

Lyonesse is located right at the heart of Mabe-Burnthouse. This popular village has an active community and good local amenities, including a well-regarded primary school, village pub, church and a Londis village store with sub Post Office. A regular bus service runs to Falmouth (approximately 2.5 miles) and Penryn (approximately 1 mile). The Tremough Campus of The University of Exeter is about 1 mile away and an Asda superstore is located just off the nearby Treliiever Roundabout. The A39 connects the village to nearby towns such as Truro, Helston and beyond, with a train station close-by in Penryn. The nearby south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails, just a 'stone's throw' away.



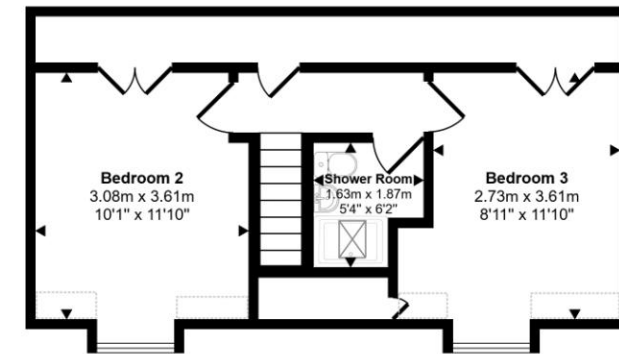
Approx Gross Internal Area
150 sq m / 1611 sq ft



Ground Floor
Approx 111 sq m / 1196 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 39 sq m / 414 sq ft

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>


MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.