



5 Atlantic View, Mabe Burnhouse (PLOT 17)

Guide Price £325,000



Heather & Lay
The local property experts

THE PROPERTY

An exciting opportunity to purchase a brand-new, beautifully designed home at Atlantic View, Mabe, combining contemporary living with generous outdoor space and distant coastal views. Available to view now, this attractive freehold property offers three double bedrooms, versatile accommodation and a generous enclosed, tiered rear garden.

The ground floor opens into an entrance porch, leading to a welcoming sitting room and a spacious kitchen/dining room with patio doors opening directly onto the rear garden. A separate reception room provides valuable flexibility, whether used as a home office, snug, playroom or occasional fourth bedroom, subject to suitability. A convenient ground-floor WC completes the accommodation.

Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room. A fitted cupboard in a further bedroom provides useful storage, while the family bathroom serves the remaining accommodation.

Outside, the property benefits from off-road driveway parking and an impressive multi-level rear garden, incorporating a paved patio, graveled areas and an elevated lawn, enclosed by timber fencing and complemented by attractive stone retaining walls. Distant views towards Falmouth Bay and the surrounding Cornish countryside further enhance the appeal.

Currently undergoing final finishing works, the home offers prospective purchasers the opportunity to view and secure their property ahead of completion, with timescales available for discussion, subject to agreement.

Situated within the growing residential community of Atlantic View, Mabe, the property offers an appealing combination of modern design, practical living space and access to local amenities and the beautiful South Cornish coastline.

- Brand-new residential freehold home
- Three generous double bedrooms
- Principal bedroom with en-suite shower room





THE LOCATION

Situated in the popular village of Mabe, Atlantic View offers a convenient balance of village living, countryside and coastal lifestyle. The village benefits from a range of everyday amenities, including a Premier shop and Post Office, public house, nursery and primary school, community centre, church and regular bus services.

The University of Exeter's Penryn Campus is approximately one mile away, with the neighbouring

town of Penryn offering further amenities, independent businesses and access to Penryn Business Park. The business park features a varied mix of retailers, food outlets and leisure facilities, including Verdant Brewing Co., B&Q, Rowe's Cornish Bakers and Starbucks, alongside local football, rugby and cricket clubs.

For everyday shopping, Asda is conveniently located on the outskirts of Penryn, while nearby Argal Reservoir provides a beautiful setting for walking and enjoying the surrounding countryside.

Just over three miles away, Falmouth offers a vibrant harbour town atmosphere, combining maritime heritage with independent shops, restaurants, galleries, beaches and a lively calendar of cultural events and festivals. Its beautiful coastline and waterfront make it a popular destination for both residents and visitors.

Penryn railway station provides connections to Falmouth and, via Truro, the wider national rail network. The cathedral city of Truro, approximately eight miles away, offers an extensive range of high-street and independent shops, services and major employment opportunities.

Atlantic View is ideally positioned to enjoy the best of Cornwall, with everyday amenities, education, employment, countryside walks and the South Cornish coastline all within easy reach.



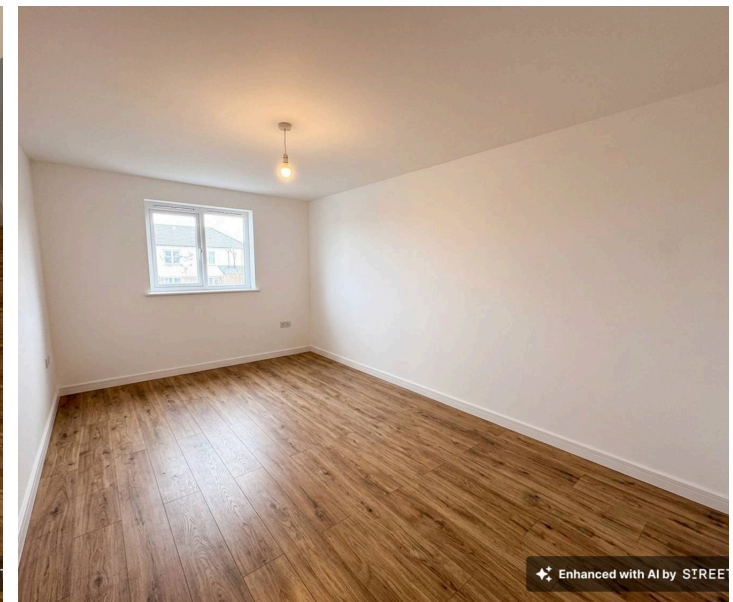
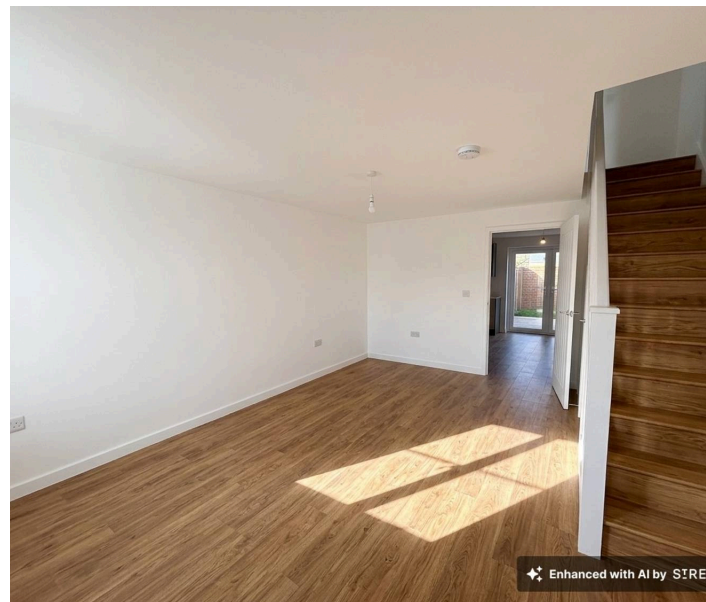
- Brand-new residential freehold home
- Three generous double bedrooms
- Principal bedroom with en-suite shower room
- Spacious kitchen/dining room with patio doors
- Separate sitting room plus versatile additional reception room
- Generous enclosed, tiered rear garden with patio and lawn
- Off-road driveway parking and distant coastal views
- Air source heat pump, full-fibre broadband
- Convenient location to local schools, amenities and business park
- Nearby Penryn & Falmouth with access to Truro & Helston

DEVELOPER- Built with care. Designed for living.

Property Care Builders is a Cornwall-based building firm with a wealth of knowledge and experience in the construction industry, having built homes over many years. Since acquiring the Atlantic View site in Mabe, the team has taken a considered approach to the development, with care and attention given to every stage of construction.

From the quality of the build to the finishing touches within each home, the focus is on creating well-presented homes to a high standard. Working alongside a team of qualified and established local contractors, Property Care Builders brings together experience, local knowledge and skilled workmanship to deliver homes that buyers can feel confident in choosing.

With the development now well underway and many completed homes already occupied, Atlantic View is becoming an established residential community. For prospective buyers, this presents an opportunity to secure a home in Mabe, with local amenities nearby and the beautiful South Cornish coastline within reach.



Enhanced with AI by SIREE

Enhanced with AI by SIREE





OUTSIDE

Externally, the property benefits from a thoughtfully arranged outdoor space, combining contemporary finishes with attractive traditional stonework. To the front, a private tarmac driveway provides off-road parking, with clearly defined parking bays and a smart approach to the property. The modern white-rendered exterior is complemented by contrasting stone detailing, creating an attractive first impression.

To the rear, the garden offers a versatile, multi-level layout, providing a choice of spaces for relaxing, entertaining and enjoying the outdoors. Immediately adjoining the house is a paved patio terrace, ideal for outdoor dining and seating, complemented by additional gravelled areas that offer further flexibility for garden furniture and entertaining.

Stone retaining walls provide character and definition, separating the lower patio and gravelled areas from the elevated lawned garden beyond. The lawn creates a pleasant space for families, gardening enthusiasts or those simply looking to enjoy some fresh air. Timber fencing encloses the garden, helping to create a defined and private outdoor environment.

Practical side access pathways run alongside the property, while the combination of lawn, paving, gravel and established stonework creates distinct areas for different uses. Overall, the outside space offers a good balance of practicality and versatility, with the potential for buyers to personalise the gardens further to suit their own tastes and lifestyle.

SPECIFICATIONS

- **ICW 10-YEAR BUILDING WARRANTY**
- Timber frame & blockwork
- Double-glazed uPVC windows & doors
- **KITCHEN:** integrated appliances, oven, dishwasher, fridge, freezer, hob, space for washing machine including plumbing, glass extractor hood. Stainless steel splashback behind hob
- Composite stone worktops with upstand
- Downstairs WC with wash hand basin.
- **MAIN BATHROOM & ENSUITE** 600m pedestal hand basin, floor-fixed white WC & white bath with shower over, dual-fuel heated towel rail, chrome taps, shower enclosure, vinyl floor covering. Splash panel to wet areas in bathrooms & en suite
- **ENSUITE:** White pedestal hand basin, white WC, dual heated towel rail, large shower cubicle with overhead shower.
- **HEATING & ELECTRICAL:** Grant air source heating pump, 250-litre hot water storage
- Underfloor heating ground floor
- Radiators second floor
- LED lighting in kitchen, en suite & main bathroom, pendant lighting throughout remainder of property.
- Vinyl flooring in kitchen/dining, remainder to be carpet.

SERVICES & HEATING

Mains electricity, water and drainage. Full fibre broadband connected to the property. Air source heat pump.

EPC - Predicted B rating.

COUNCIL TAX - TBC

PLOTS & VIEWING

Plots 17 & 18 are currently available to purchase as a freehold residential home at Atlantic View. Please enquire for further information with Heather & Lay the sole agents based in Falmouth.

Both plots are available to view upon an arranged appointment with the agent.





✦ Enhanced with AI by STREET_00

DRAWING : COASTLINE PLOTS SUB PHASES	
ANTRON WAY MABE	
SCALE 1 : 200	
PAPER A0	
KEY	
	BOUNDARY LINE OF PLOTS
	SUB PHASE 1 (PLOTS 11, 12, 13 & 14)
	SUB PHASE 2 (PLOTS 7, 8, 9, 10, 15)
	SUB PHASE 3 (PLOTS 3, 4, 5 & 6)
	SUB PHASE 4 (PLOTS 19, 20, 21 & 22)



PLOT 17 & 18 FLOOR PLANS



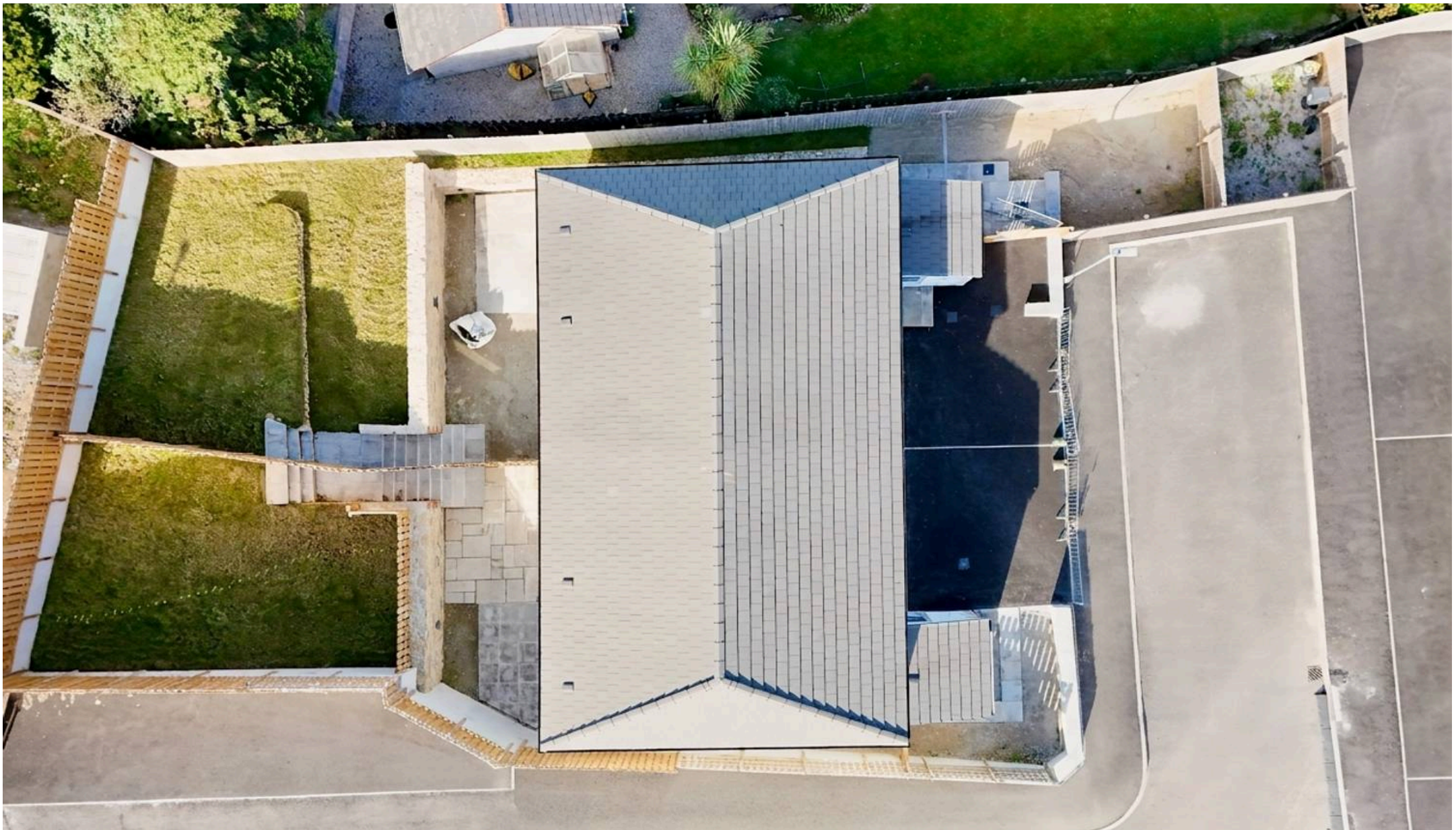
GROUND FLOOR



FIRST FLOOR



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts