



## 5 Trenoweth Terrace Trenoweth, Mabe Burnhouse

Guide Price £195,000



Heather & Lay  
*The local property experts*



- Traditional stone cottage for restoration
- Lovely rural surroundings and outlook
- Two bedrooms
- Sitting room with fireplace
- Kitchen/dining room
- Sunroom
- Established garden
- Single garage
- No onward chain
- Mabe village 1 mile, Penryn 2 miles, Falmouth 4 miles

### THE PROPERTY

5 Trenoweth Cottages is a Victorian granite cottage which, together with neighbouring Number 6, has been in the same family ownership since the early 1970s. The cottage has appeal and much character but has fallen into a state of some disrepair, now requiring restoration to give it a new lease of life. But what an opportunity this is, for a fortunate buyer to create something special in this lovely rural setting. The cottage is entered at the front into a sunlounge overlooking the garden, leading through to a sitting room with open fireplace and beyond to the kitchen/dining room and showerroom/WC. Upstairs are two double bedrooms. The front garden is about 60' long to the single garage at its end. To the rear are two areas of paved terrace.

### THE LOCATION

The six Trenoweth Cottages lie along a quiet country lane with minimal passing traffic, and are surrounded by unspoilt countryside. Trenoweth is a little known rural hamlet, about one mile from the popular village and community of Mabe Burnhouse, with its local facilities, including a primary school with 'good' Ofsted report, The New Inn Pub and a convenience store with post office. A little further away is Asda Superstore, the university campus at Tremough and beyond to Penryn and Falmouth towns. There are delightful rural walks nearby, including to neighbouring Argal reservoir, South of which lies Mawnan Smith, the Helford River and sandy beaches at Maenporth and Swanpool.









## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Panel and glazed door to....

### SUNROOM

Dual aspect with five multipane windows to garden and sideways view to Argal reservoir, countryside and sea in the distance. Monopitch ceiling with two skylights. Electric meter and trip switches. Glazed and panel door to.....

### SITTING ROOM

Twelve pane sash window with panelling and seat, looking through to the sunroom and garden. Open fireplace with recesses to side. Beamed ceiling. Electric panel heater. Pine panelled door to.....

### HALLWAY

Turning stairs to the first-floor. Shelled recess. Wooden and glazed door to shower room/WC, opening through to.....

### KITCHEN/BREAKFAST ROOM

Multipane window to rear and to side passageway. Fitted base and eye level cupboards and drawers. Stainless steel sink and drainer. Larder cupboard and an airing cupboard housing the hot water tank and immersion. Space for cooker and fridge/freezer. Pine panelled and glazed door to.....

### UTILITY/REAR ENTRANCE

Space and plumbing for washing machine. Door to rear.

### SHOWER ROOM/WC

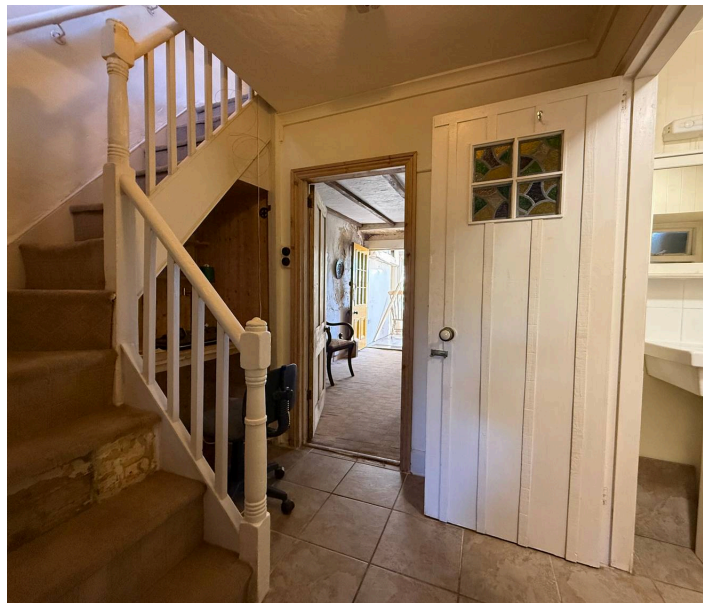
White WC, corner shower cubicle with 'Mira' electric shower. Hand basin. Heated towel radiator. Obscure window to utility rear entrance.

### FIRST FLOOR

Turning stairs with half landing window, to small.....

### LANDING

Doors to two bedrooms.







### **BEDROOM ONE**

Twelve pane sash window to front. Built-in wardrobe/cupboard space.

### **BEDROOM TWO**

Twelve pane sash window to rear. Loft access.

### **FRONT GARDEN**

An established garden measuring over 60' from the sunroom to the garage. Timber fence borders. A cobbled area of terrace beside the sunroom, with low stone wall and path to an area of lawn.

### **REAR GARDEN**

A super place to enjoy summer sunshine for much of the day. Two paved areas of terrace where, from the raised terrace, views across to Argal reservoir, countryside and the sea in the distance. Timber shed.

### **GARAGE**

Concrete, detached, sectionally built with space to park in front.

### **SERVICES**

Mains water, electricity. Private drainage.

### **EPC - F**

### **COUNCIL TAX - B**

### **AGENTS NOTE**

1. To help prospective buyers a pre sale report has been carried out by Joe Enys Surveyors, and is available upon request.

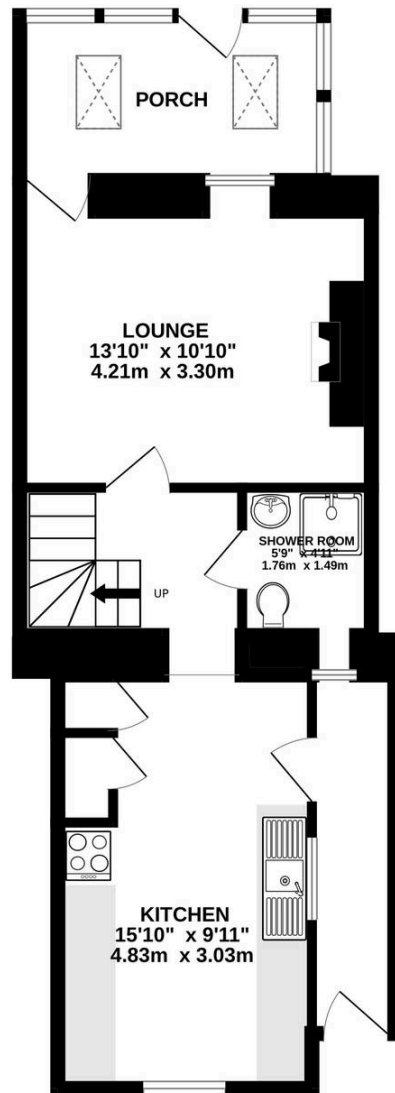




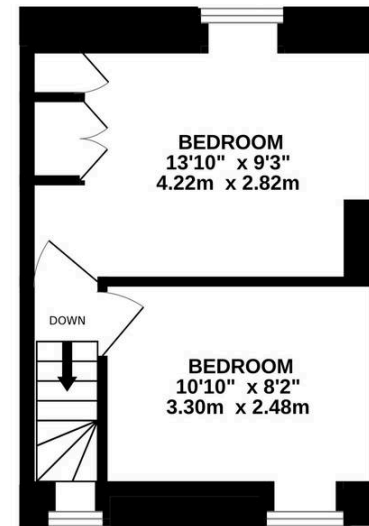




GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) 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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