



Trenoweth

Mabe









Anneth Lowen, Trenoweth, Mabe Burnthouse, Penryn, TR10 9HZ

An exceptional lifestyle and business opportunity, comprising a beautifully presented detached and extended house together with an adjoining small campsite offering serviced pitches with electric hook-ups, two shepherd's huts and dedicated guest facilities. Set within approximately one acre of established, level gardens and grounds, the property enjoys a peaceful rural setting while remaining conveniently placed for Falmouth, the northern Helford area and the surrounding countryside, with far-reaching views towards Argal Reservoir, Falmouth Bay and The Lizard peninsula.

Distances

Mabe Burnthouse village centre 0.8; Argal Reservoir 0.9; University campus at Penryn 1.8 Penryn (centre) – 3.1; Falmouth town centre and harbour 3.8; Gyllyngvase Beach 4.9; Swanpool Beach and Nature Reserve 5; Ferry Boat Inn, Helford Passage 5.5; Truro 9.2; Cornwall Airport Newquay 27.

(All distances are approximate and in miles)

The Location

Anneth Lowen occupies an elevated position within the rural hamlet of Trenoweth, surrounded by rolling countryside yet conveniently placed for the villages, towns and coastline of south Cornwall. Its commanding setting provides a wonderful sense of space and privacy, with far-reaching views across neighbouring farmland towards Argal Reservoir, Falmouth Bay and the distant coastline of The Lizard peninsula.

The nearby village of Mabe Burnthouse provides useful everyday amenities, including a village shop, public house and Mabe Community Primary School, which includes nursery and primary provision.

The historic town of Penryn offers a wider range of shops, supermarkets, cafés, highly regarded Penryn College and recreational facilities, together with the university campus shared by Falmouth University and the University of Exeter. The nearby harbour town of Falmouth is renowned for its sailing waters, sandy beaches and lively cultural scene, with an excellent selection of independent shops, restaurants, galleries and waterfront attractions.

Outdoor recreation is readily accessible, with Argal Reservoir situated on the outskirts of Penryn and recognised as a leading coarse fishery, while the surrounding countryside and nearby coastline provide numerous opportunities for walking, cycling, watersports and exploring the area's beaches and coastal villages.

The location is particularly well suited to buyers seeking a lifestyle property with the potential to operate a small-scale camping or glamping venture. Its peaceful countryside setting, extensive views and proximity to Falmouth, Penryn, the university campus, beaches and visitor attractions could provide a strong base from which owners and guests can explore this popular part of Cornwall. Existing transport links throughout the Falmouth and Penryn area also connect with Truro, Helston, the coast and surrounding villages.

Railway stations at Penryn and Falmouth provide connections through Truro to the mainline network, while the property remains within convenient driving distance of Cornwall's south coast, the Helford River and the wider county.

The Property

- An impressive granite-fronted detached house, occupying an elevated position at the head of its own gardens and grounds.
- Beautifully refurbished and extended, while retaining considerable character and charm.
- Extensive improvements include a substantial oak-framed conservatory-style sitting and dining room, a welcoming entrance porch, replacement double glazing, modern oil-fired central heating and a replacement roof.
- Exceptional far-reaching views from the principal rooms across the surrounding countryside towards Argal Reservoir, Falmouth Bay and The Lizard peninsula.
- Oak-framed gabled entrance porch with slate flooring and extensive glazing, providing a sheltered approach and framing the views across the grounds and surrounding countryside.
- Versatile snug or study featuring a period fireplace.
- Characterful sitting room with a granite fireplace and inset Jøtul wood-burning stove.
- Impressive oak-framed conservatory-style sitting and dining room, designed to maximise natural light and create a strong connection with the house and gardens. Features include oak flooring, a glass-fronted wood-burning stove, French doors and extensive glazing enjoying the surrounding views.
- Well-appointed kitchen fitted with oak work surfaces and metro-tiled splashbacks, together with a Smeg range cooker and integrated dishwasher. A broad opening connects the kitchen with the dining area, creating a sociable and practical layout well suited to everyday living and entertaining.
- Adjoining utility room providing additional storage, appliance space and a sink, with a door opening to the side of the house and access to a ground-floor cloakroom/WC.
- Principal bedroom positioned to the front of the house, enjoying the fine views and fitted wardrobes.
- Second double bedroom, also enjoying the views and benefiting from an en suite shower room.
- Two further single bedrooms, one of which also enjoys the surrounding views.
- Well-appointed family bath and shower room with a roll-top bath and separate walk-in shower.

The Gardens, Garaging and Parking

- Anneth Lowen is set within level gardens and grounds approaching one acre in total, with the camping area positioned away from the farmhouse and benefiting from its own independent access.
- Detached garage with adjoining workshop, approached over a gravelled driveway providing ample parking to the front.
- Beautifully tended gardens and grounds extend to the front and side of the farmhouse, taking full advantage of the property's sunny orientation and exceptional countryside and coastal outlook.
- Broad slate terrace immediately adjoining the house and accessed directly from the oak-framed sitting and dining room, providing a sheltered area for outside dining and entertaining, bordered by established flower and shrub beds.
- Greenhouse and enclosed kitchen garden.
- Extensive front lawn extending towards the southern boundary, enclosed by mature hedging and post-and-rail fencing.
- Glass-fronted summerhouse positioned to enjoy the far-reaching views.

- Substantial open-fronted garage and boat store with power connected, together with an adjoining lean-to tractor store featuring power, lighting and double timber entrance doors.
- Large workshop and store with double timber doors, windows and a separate rear entrance.

Anneth Lowen camping facilities

- Independent entrance leading to a gravelled parking area.
- Two shepherd's huts, both positioned to enjoy the far-reaching views. One is fully completed with timber-panelled walls, oak flooring, a wood-burning stove and stable door, while the second is substantially complete.
- Purpose-built campers' kitchen providing shared facilities, together with a separate shower block comprising two shower rooms, each fitted with a shower, wash hand basin and WC.
- Several pitches and 3 electrical (3 phase) hook-ups suitable for caravans or campervans – 10 pitches in total permitted (Freedom Camping)

Tenure, services and material information

Freehold. Mains electricity and water. Septic tank (2013). Oil fired central heating.

Council Tax: D

Camp site - Electric water heaters serving the shower block. 3-phase electric. Septic tank (2023)

What3Words

///convinces.manicured.firms

Directions

From the centre of Mabe Burnthouse, proceed up Antron Hill, passing the village store and Post Office on the right. Continue out of the village and, shortly after reaching the brow of the hill, take the first left onto Trenoweth Lane. After approximately 250 yards, the entrance to Anneth Lowen will be found on the right-hand side.

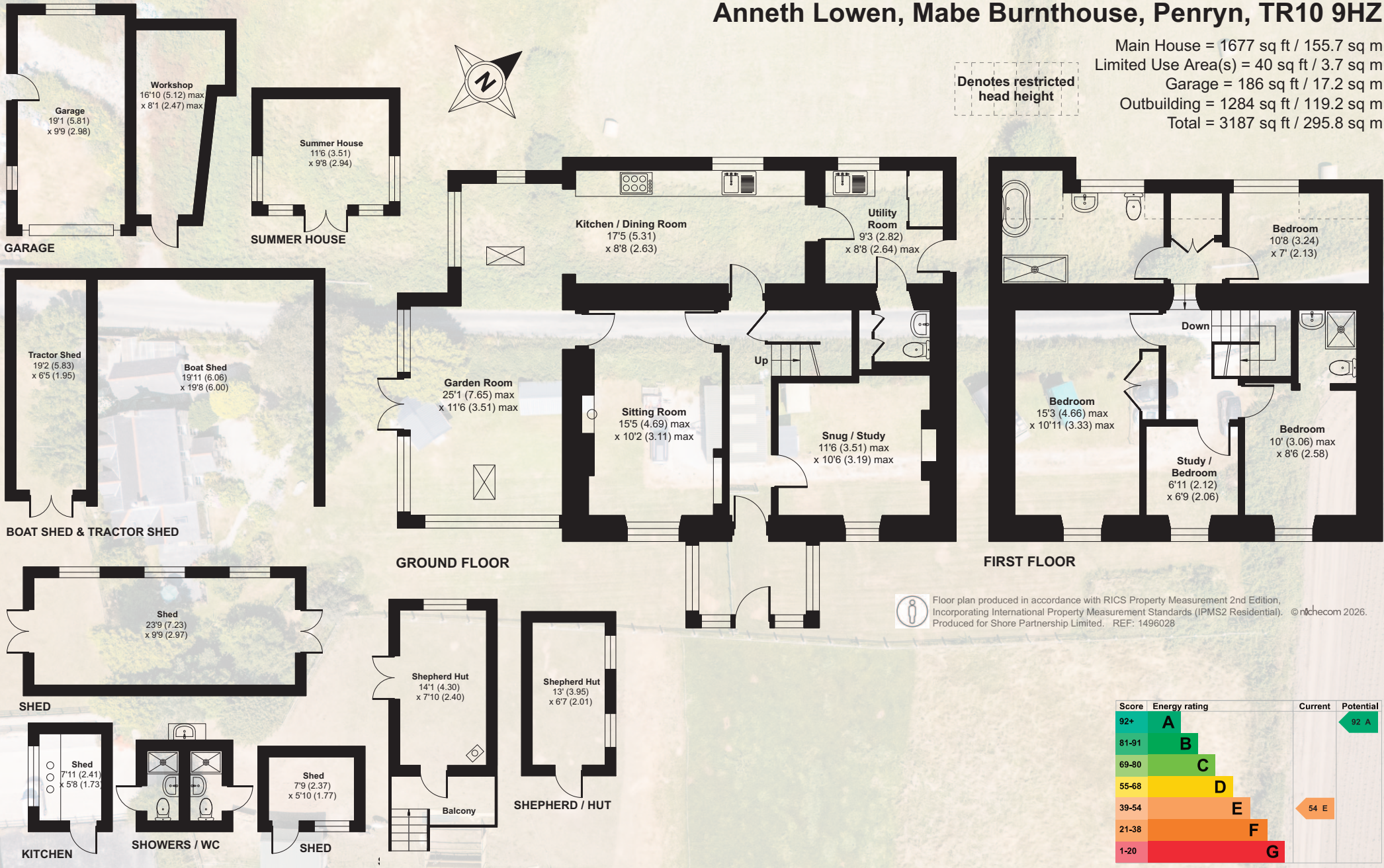




Anneth Lowen, Mabe Burnthouse, Penryn, TR10 9HZ

Main House = 1677 sq ft / 155.7 sq m
Limited Use Area(s) = 40 sq ft / 3.7 sq m
Garage = 186 sq ft / 17.2 sq m
Outbuilding = 1284 sq ft / 119.2 sq m
Total = 3187 sq ft / 295.8 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1496028

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tim May
Director



Ben Davies
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

