



21 Antron Way, Mabe Burnthouse

Guide Price £695,000



Heather & Lay  
*The local property experts*





## THE LOCATION

Mabe is a popular village with useful everyday facilities, including a Premier shop & Post Office. The village is conveniently located one mile from the University of Exeter (Penryn Campus), approx 1.5 miles from Penryn, and just over three miles from Falmouth Harbour Town and seaside. The village has an active community with an excellent nursery & primary school, community centre, regular bus services and a church. Asda supermarket is within easy access of the property on the outskirts of Penryn, as is Argal Reservoir, a beautiful spot for walking and enjoying the countryside. Penryn is the next immediate town offering further amenities, and less than half a mile away is Penryn Business Park offering a wide range of corporate and independent businesses including the popular Verdant Brewery hosting events and popular comedy nights, B&Q, Rows Cornish Bakers & Starbucks, along with community sports hubs such as Penryn Football, Rugby & Cricket Clubs. Falmouth has been shaped and influenced by its strong connection to the sea and harbour, combining a fascinating maritime heritage and modern creativity. Falmouth is building a name for itself as one of the South West's leading cultural and festival destinations. Penryn Train branch provides links to Falmouth Town and beaches, and also to the Cathedral City of Truro, where it links with the national rail network, including London Paddington and other principal cities. Truro is approximately 8 miles away, which offers national high street shops, independent shops and some of the largest employers in Cornwall, such as Royal Cornwall Hospital and Cornwall County Council County Hall. 21 Antron Way is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area.







- Detached family home
- Three en-suite double bedrooms
- Immaculate presentation
- Far-reaching sea and countryside views
- Near 800 square foot living room
- Landscaped gardens

## THE PROPERTY

So different from what was originally built, this detached family home has been extended and updated and is stunningly presented. Looking like a new home and presented like a "show house", there are three double bedrooms on the ground floor with all three having modern en-suites. On the first floor, there is a huge open-plan living room that is almost 800 square feet in size and full of natural light thanks to windows on three sides. To the front, there is a far-reaching view across the countryside to the sea and to the rear is a bank of windows with views over the garden. The kitchen is superb and a delight for any chef. Landscaped gardens front and rear, plus off-road parking for possibly five vehicles and a large garage. This property is unbelievably well presented, and we would highly recommend an internal viewing. We have produced a detailed walk-through, talk-through video tour for your interest.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Once in through the front door, you enter a welcoming and large hallway. On the ground floor, there are three en-suite bedrooms, a utility room, access to the garage and rear garden, plus a WC, but it's upstairs where we start with the.....











## OPEN PLAN KITCHEN/LIVING/DINING ROOM

Totally open-plan and almost 800<sup>2</sup> ft in size, this amazing space has defined areas of seating, dining and kitchen. The kitchen is amazing, Neff and Smeg built-in appliances plus a 3m x 1.2m island with beautiful white quartz worktop. To the rear is an almost full-width of windows with views over the rear garden, and to the front, there is a large window with far-reaching sea and countryside views. A further window to the side means this large room is flooded with natural light.

## GROUND FLOOR

Open tread staircase is complemented by glass balustrades descending to the...

## ENTRANCE HALLWAY

Doors to three en-suite bedrooms, a utility room, a cloakroom WC and access to the garage and rear garden.

## BEDROOM ONE

With French doors out to, and looking over the rear garden, it's a fine view to wake up to. Freestanding mirrored wardrobe.

## EN SUITE

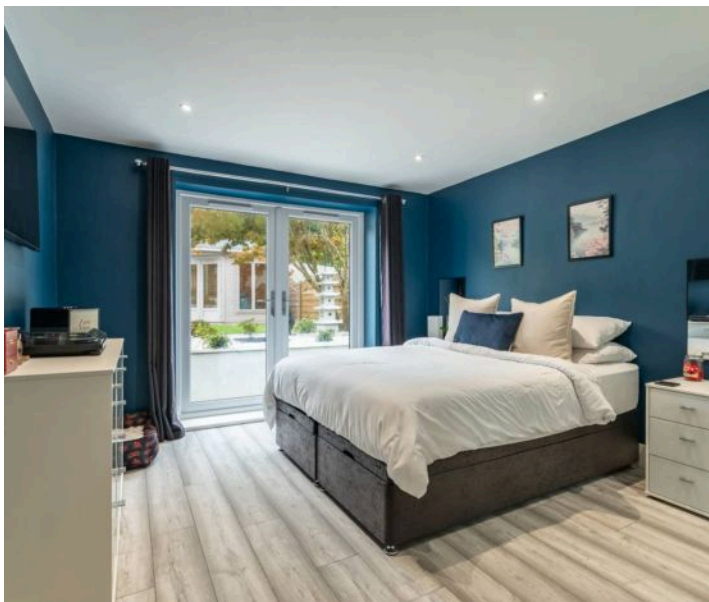
Lovely presentation with a modern white suite comprising "P" shaped bath with shower over and glass screen to the side, W/C and hand basin on vanity unit. Large mirror. Fully tiled walls.

## BEDROOM TWO

Large window to the front with far-reaching country and sea view. Wall width of freestanding mirrored wardrobes. Door to.....

## EN SUITE

Large walk-in shower cubicle with glazed screen, rainfall head and spray attachment. WC, wash basin on vanity unit and tiling to the same quality as that in bedroom one.









### BEDROOM THREE

French doors out to the rear garden. Freestanding mirrored wardrobes.

### EN SUITE

Large walk-in shower cubicle with glazed screen, rainfall head and spray attachment. WC, wash basin on vanity unit. Tiled walls.

### UTILITY ROOM

Window overlooking the rear garden. Sink unit plus space and plumbing for washing machine and tumble dryer. Gas fired boiler fuelling radiator central heating. Modern pressurised hot water tank.

### OUTSIDE

### FRONT GARDEN

The front garden is nicely landscaped with at least 5 parking spaces in front of the garage. A grassed area to the side and a large patio.

### REAR GARDEN

Accessed from either side of the property, and is delightful, a real haven of relaxation. Indian sandstone paving gives many areas to sit and enjoy the sunshine, and the raised bed planters make for an easy maintenance garden. Large summer house with electricity and lighting. Outside power sockets and tap. Door into the rear hallway.

### DOUBLE GARAGE

#### Electric Garage Door

Council Tax band: E

EPC Energy Efficiency Rating: C

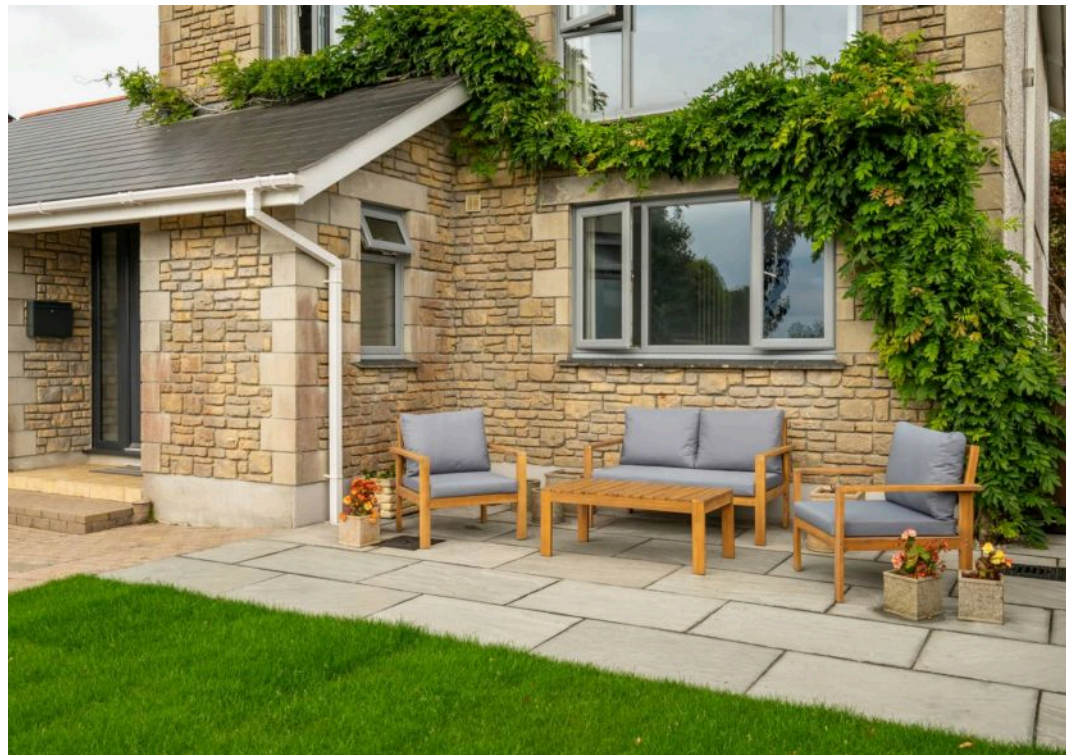
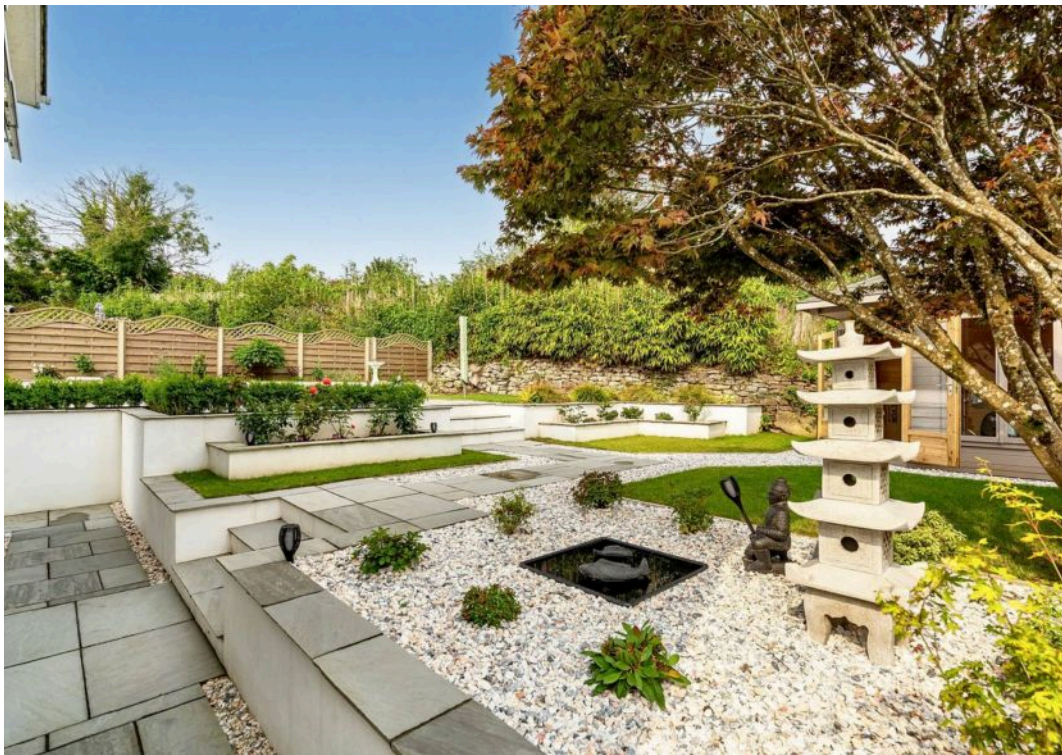
Services: Mains electricity, gas, water & drainage



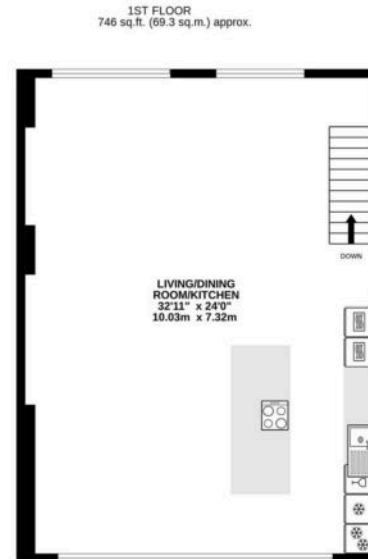
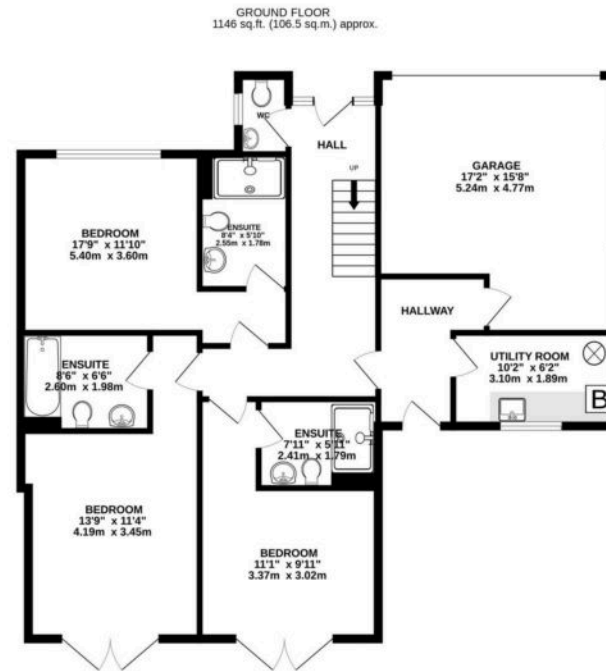












TOTAL FLOOR AREA: 1892 sq.ft. (175.8 sq.m.) approx.

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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## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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