



Byways Treliever Road, Mabe Burnthouse

Guide Price £450,000



Heather & Lay
The local property experts

- Detached Dormer Bungalow
- Three/Four Double Bedrooms
- Front and Rear Gardens
- Pleasing Views
- Well-presented
- Popular Village Location
- Close To Amenities
- Driveway Parking
- Detached Garage

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), approximately 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, Rowes 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. Oaklands is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area.



THE PROPERTY

Well-presented three/four double bedroom detached dormer bungalow with far-reaching views. Gardens, a garage and plenty of off-road parking. Please watch our walk-through, talk-through video tour to fully appreciate what is on offer at this fabulous property.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway parking, enter via the "front door," which in turn leads into a small vestibule and onward into the....

HALLWAY

Wood flooring leads through the centre of the property, with bedrooms off both sides and straight on into the ...

SITTING/DINING ROOM

Lovely open-plan room that has been hugely extended. Entrance to the kitchen at the near side and large bi-fold doors to the rear with fabulous far-reaching views. In the centre of the room is a freestanding woodburner that fills the room with a warm glow and plenty of heat. The large bi-fold doors lead out to a raised decked area with great views and are modern in design and slide with the ease that only quality units can.

KITCHEN

In a room off the back of the sitting room, and square in shape, with units on three sides. Eye and base units with white high gloss door and drawer fronts. Built-in appliances include: washing machine, fridge, freezer, oven, grill and a gas hob. Window to side elevation with stainless steel sink and drainer below. Just off the hallway is a door that leads to the....

BATHROOM

Modern, white suite that comprises a large bath, shower cubicle with electric shower over, W/C and hand wash basin on vanity unit. Obscure window to the side. Stylish tiling.





BEDROOM ONE

The window facing the front is fitted with colonial-style wooden blinds.

BEDROOM TWO

The window facing the front is fitted with colonial-style wooden blinds.

BEDROOM THREE

Window facing the side.

From the sitting room a door opens into the ...

REAR LOBBY

Door to the rear garden, window, storage area and stairs to ...

BEDROOM FOUR/SECOND LOUNGE

A wonderful loft conversion. Should you require a guest suite or 4th bedroom or kids' playroom, or even a second lounge? This large space is beautifully conceived and benefits from a picture window looking towards the Falmouth River in the distance. Loft storage access on both sides. To the rear is a door that opens into the ...

EN-SUITE/SHOWER ROOM

Again, beautifully done with dual flush WC, shower cubicle and wash basin with cupboards beneath.







OUTSIDE

FRONT GARDEN

To the front, there is a large brick paved parking area that could fit 4 cars, a grassed area with a storage shed. Hip-high wall to the pavement and 5 bar gate leading to the rear garden and garage.

REAR GARDEN

The rear garden is private and secure with high fencing bordering a tidy lawn with some mature shrubs offering seasonal colour. Off the rear of the sitting room, a large bi-fold door opens to a raised terrace (great to sit out and watch the sun come up whilst eating breakfast).

SINGLE GARAGE

Metal up-and-over vehicular access door. Light and electric sockets.

COUNCIL TAX: B

EPC: D

SERVICES: Mains electricity, gas, water & drainage.



Treliever Road, Mabe Burnthouse, Penryn, TR10

Approximate Area = 1520 sq ft / 141.2 sq m

Limited Use Area(s) = 116 sq ft / 10.8 sq m

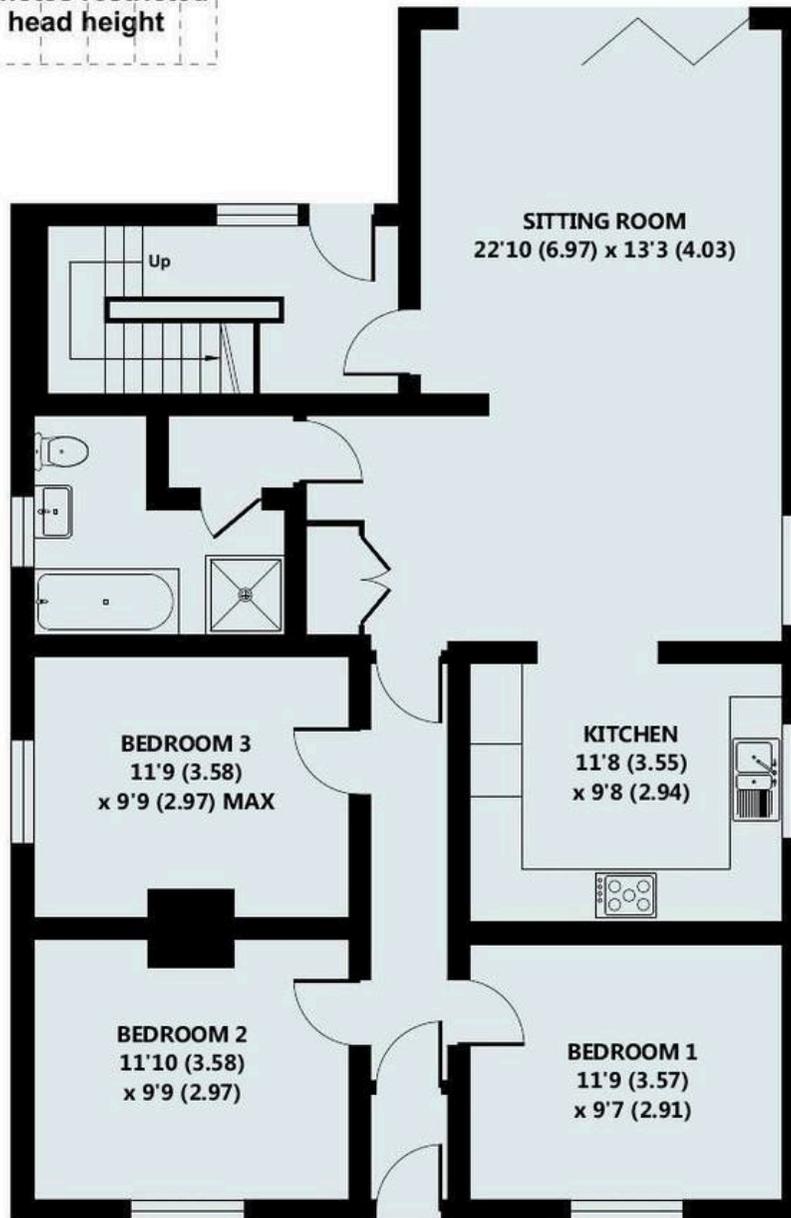
Garage = 95 sq ft / 8.8 sq m

Total = 1731 sq ft / 160.8 sq m

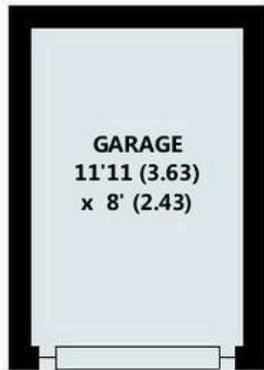
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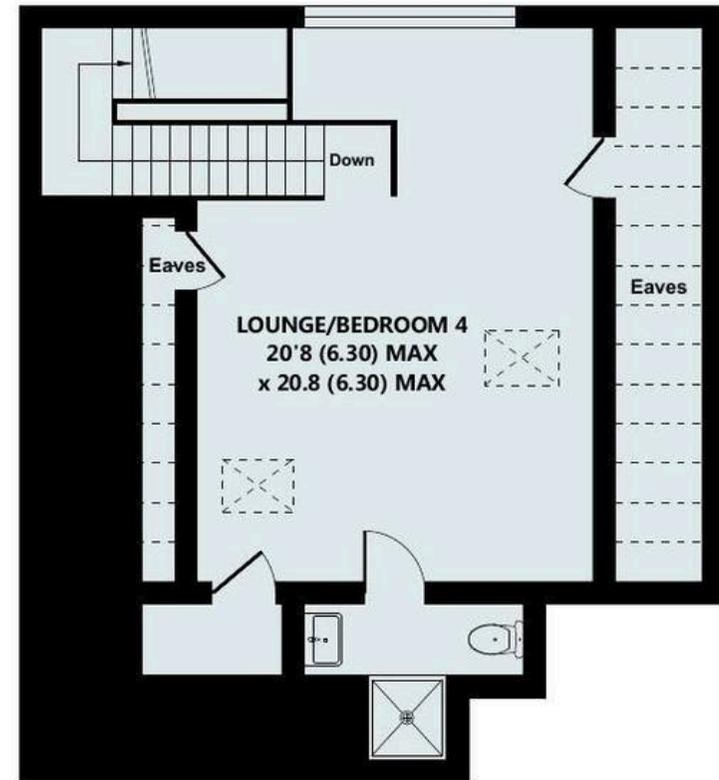
Denotes restricted head height



GROUND FLOOR



GARAGE



FIRST FLOOR



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