



## 6 Trenoweth Terrace Trenoweth, Mabe Burnhouse

Guide Price £245,000



Heather & Lay  
*The local property experts*

- Charming 1800s end terrace stone cottage
- Unspoilt rural hamlet
- Two double bedrooms, one en suite/3rd landing bedroom
- Sitting room with dining recess
- Glorious rolling valley, reservoir & views to sea
- Kitchen
- Shower room/WC
- Wraparound sun trap garden
- Mabe village 1 mile, Penryn 2 miles, Falmouth 4 Miles
- No onward chain

### THE PROPERTY

6 Trenoweth Cottages is an end of terrace Victorian granite cottage which, together with number 5, has been in the same family ownership since the early 1970s. Its availability is something rather special and although the cottage requires modernisation, it presents a wonderful chance to secure a charming rural home in lovely surroundings. Views from number 6 are glorious where the cottage faces South to the side with windows up and downstairs overlooking the adjacent field, across the valley to Argal reservoir and the sea in the distance. From the garage, a natural pathway meanders to a sheltered area of front garden and the porch with stable door. The sitting room has a dining recess and lovely valley views. From here the hallway and stairwell, a shower room/WC and lobby leading through to the kitchen and access to a side passage and the rear. Upstairs are two good double bedrooms, one with an en suite, together with a large landing area which could be a third. The little garden is a joy, wrapping around the front, side and rear with a spectacular view as well as sheltered areas to enjoy.





## 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 Burnthouse, 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.

**ACCOMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** Stable door into.....

## ENTRANCE PORCH

Apex panelled ceiling. Pine and glazed door to.....

## SITTING ROOM

A glorious view South via a picture window overlooking neighbouring farmland and through the valley to Argal Reservoir and out to sea. Second colour glazed side window and multipane sash window to front. Stone surround fireplace (not used for many years), timber mantle and beamed ceiling. Electric night storage heater. Electric meter and trip switches. Cupboard. Shelved recess. Built-in book shelves. Pine and glazed door to.....

## INNER HALLWAY

Turning stairs to first floor. Stone archway to ....

## HALLWAY

Door to side passage, bathroom and ahead to kitchen passing bespoke built-in cupboards and drawers with tile work surface and splashback, en route to .....

## KITCHEN

Again, this fantastic view facing South over farmland and valley to Argal and out to sea. Ceramic tile floor. Cupboards and drawers in pine with stainless steel sink and drainer. Electric oven. Pine dresser. Breakfast bar. Pine panelled ceiling. Electric night storage heater.

## BATHROOM

White button flush WC, hand basin and panel bath with electric shower over. Obscure multipane window to side. Electric wall mounted heater.

## SIDE PASSAGE

Space and plumbing for washing machine. Door to rear garden.





## FIRST FLOOR

Turning stairs to....

### BEDROOM ONE

Multipane sash window to front and window to side. Electric panel heater. Pine wardrobe.

### LANDING/BEDROOM

Fantastic view via side, field, reservoir, valley and sea facing window. Access to loft. Built-in cupboard. Lobby, though a pine door to....

### BEDROOM TWO

Side facing window with spectacular valley, reservoir view looking out to sea. Built-in pine wardrobe. Door to....

### EN SUITE SHOWER ROOM

Window and lovely view to side. Walk-in shower cubicle, WC and hand basin. Loft access. Heated towel radiator.

### OUTSIDE

Outside space at the cottage is lovely, set to front, side and rear and with a delightfully established old pathway, wending its way up from the GARAGE.

The front garden faces East with a little pond and access around to the South facing side garden. This area has wonderful views over the neighbouring field, to the reservoir and across the valley to the sea. The rear has a sheltered and private area of terrace beside a timber shed. There is rear access to the cottage and a little outhouse.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

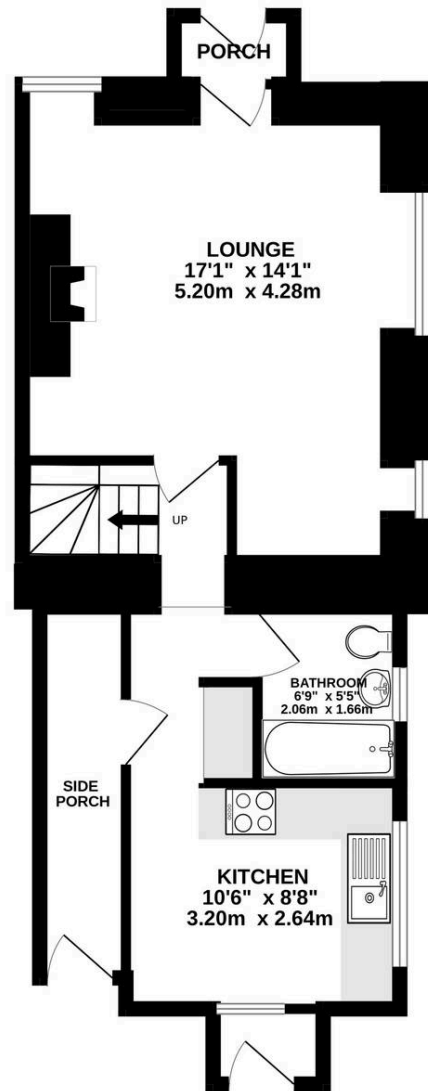
EPC Environmental Impact Rating: F

SERVICES: Mains electricity and water. Private drainage.

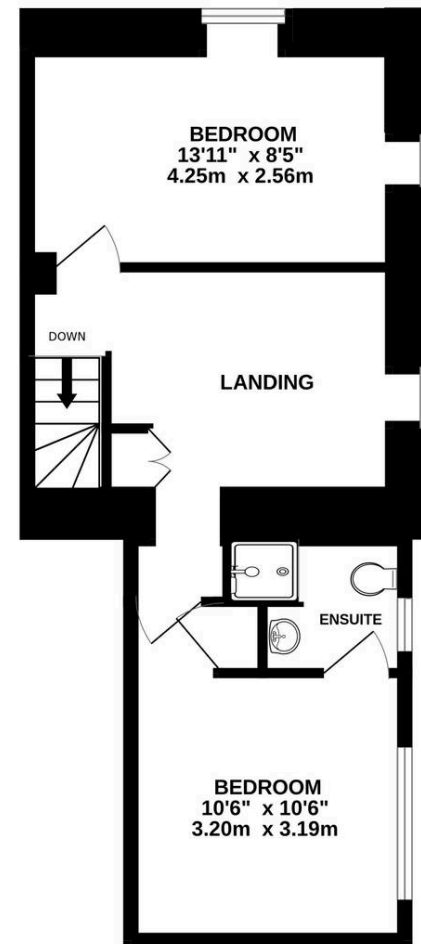




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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.  
Made with Metropix ©2026

Heather & Lay  
*The local property experts*



## 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/)

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*