



Swallow Barn Antron Lane, Mabe Burnthouse

£595,000



Heather & Lay
The local property experts





- Charming stone barn conversion
- Peaceful, secluded setting
- Views towards College Reservoir
- Three spacious double bedrooms
- Large kitchen/dining room
- Comfortable sitting room
- Three separate garden areas
- Detached chalet providing ancillary accommodation
- Double garage with loft storage
- Off-road parking

THE PROPERTY

Originally built around 150–200 years ago, Swallow Barn formed part of the original farm before being converted into a comfortable family home during the 1980s. The property is well presented throughout and offers generously proportioned accommodation, with all three bedrooms large enough to accommodate double or king-size beds.

The heart of the home is the spacious kitchen/dining room, which flows naturally into a welcoming sitting room. From here, there are attractive views across College Reservoir, adding to the property's tranquil atmosphere.

The property enjoys three distinct outdoor spaces:

Courtyard Garden: A Mediterranean-style, enclosed courtyard accessed from the sitting room, offering a sheltered seating area with views towards the reservoir.

Front Garden: Located at the entrance to the property, featuring a lawn, seating area, and off-road parking.

Main Garden: Situated across the quiet no-through lane, this substantial and mature garden includes a timber chalet currently used as additional accommodation, along with a decked seating area enjoying attractive water views.

To the rear is a double garage with useful loft storage, providing excellent space for vehicles, storage, or workshop use.

Overall, Swallow Barn is an appealing character home that combines period charm with practical family accommodation, generous outdoor space, and the added versatility of ancillary accommodation in a peaceful countryside location.



THE LOCATION

Nestled amongst farmland on the outskirts of Mabe, a popular village with useful everyday facilities, including a Premier shop & Post Office. The village is conveniently located one mile from 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 into Falmouth Town and beaches and also onto 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 Council County Hall. Oaklands is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area.

What 3 Words: [///worthy.lakeside.rotations](#)

SERVICES - Mains electricity, water, oil central heating, private drainage

EPC - D

COUNCIL TAX - E

TENURE - Freehold













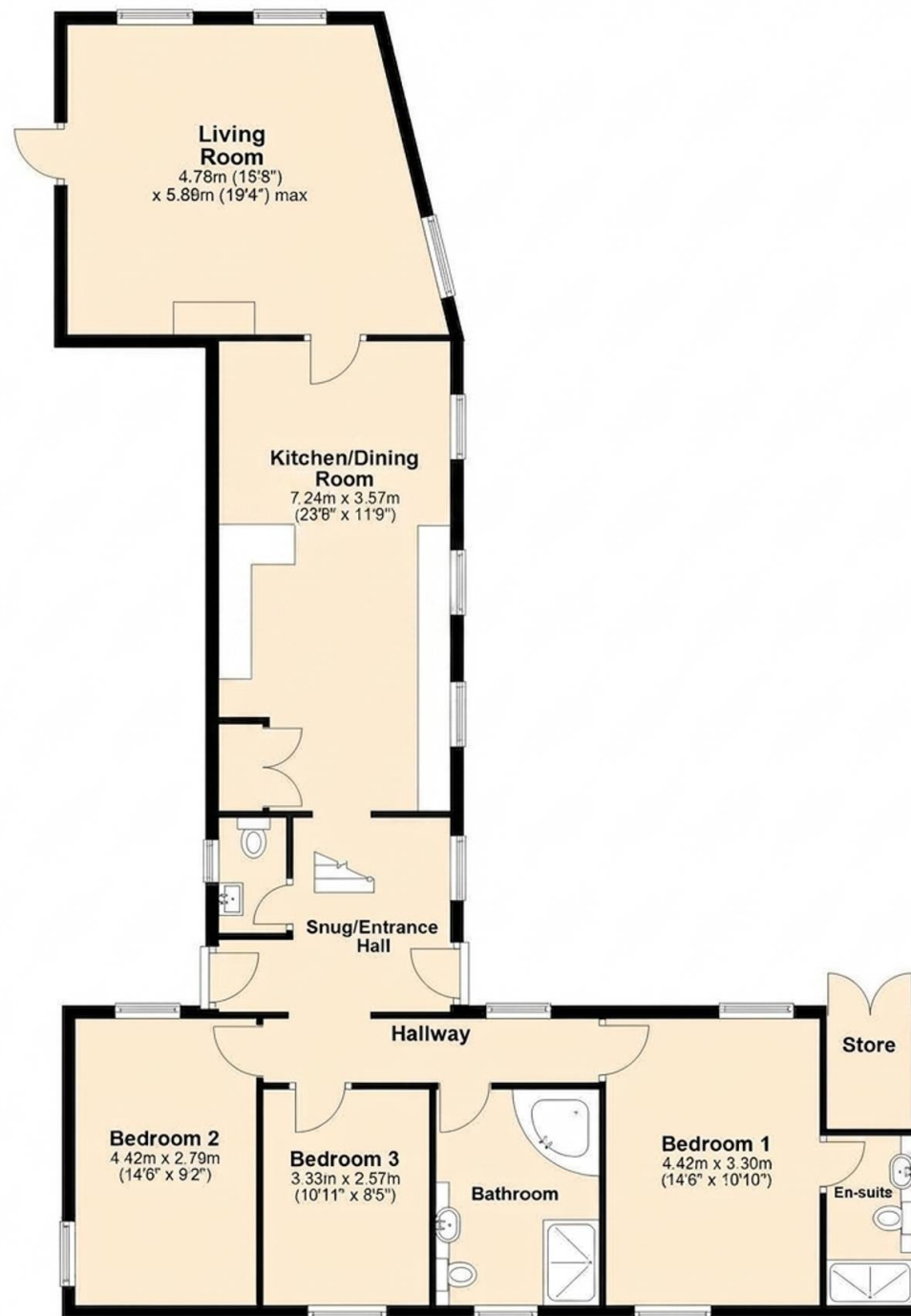








Ground Floor
Approx. 120.2 sq. metres (1293.7 sq. feet)



Total area: approx. 120.2 sq. metres (1293.7 sq. feet)



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