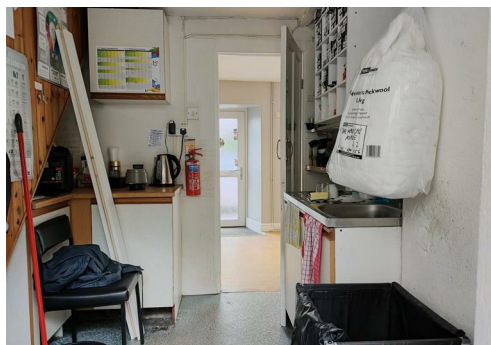




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The Hair Shop

## The Hair Shop, Mabe Burnthouse, Penryn, Cornwall, TR10 9HG



Falmouth 4 miles, Truro 9 miles

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An exciting opportunity to acquire a development opportunity in a delightful village setting close to Falmouth.

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- Development Opportunity
- Central Village Location
- Large ground floor room
- Rear Hall
- Large first floor space
- Rear Courtyard & Store
- Freehold
- Zero Business Rates

Guide Price £180,000



### SITUATION

The Hair Salon is located in the heart of the village of Mabe and is ideally situated to access all the amenities village life has to offer. From the first floor this property takes advantage of its position with far reaching views towards Falmouth and the River Fal Estuary in the distance.

The village of Mabe offers a range of local amenities including a shop/post office, public house and a short distance to the east is an Asda superstore. Falmouth is around four miles distant and offers a more comprehensive range of facilities and services, these are further supplemented by the cathedral city of Truro approximately eight miles to the east.

### DESCRIPTION

The Hair Shop was formerly the village Hair Salon. It now presents the ideal development opportunity subject to all the necessary consents to create either a live working unit or renovate to create a two bedroom dwelling. The property is arranged over two floors. A door at the front accesses directly into the spacious ground floor space. A doorway leads to the rear hallway where there is a door to the rear courtyard. Stairs lead to the first floor where there is a large open plan vaulted room, partition walling creates a separate store area. There are several windows to the front and rear

### OUTSIDE

The Hair Salon has on street parking at the front and an enclosed courtyard to the rear with a useful block built storage shed.

### SERVICES

Mains water, electric, gas and drainage.

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

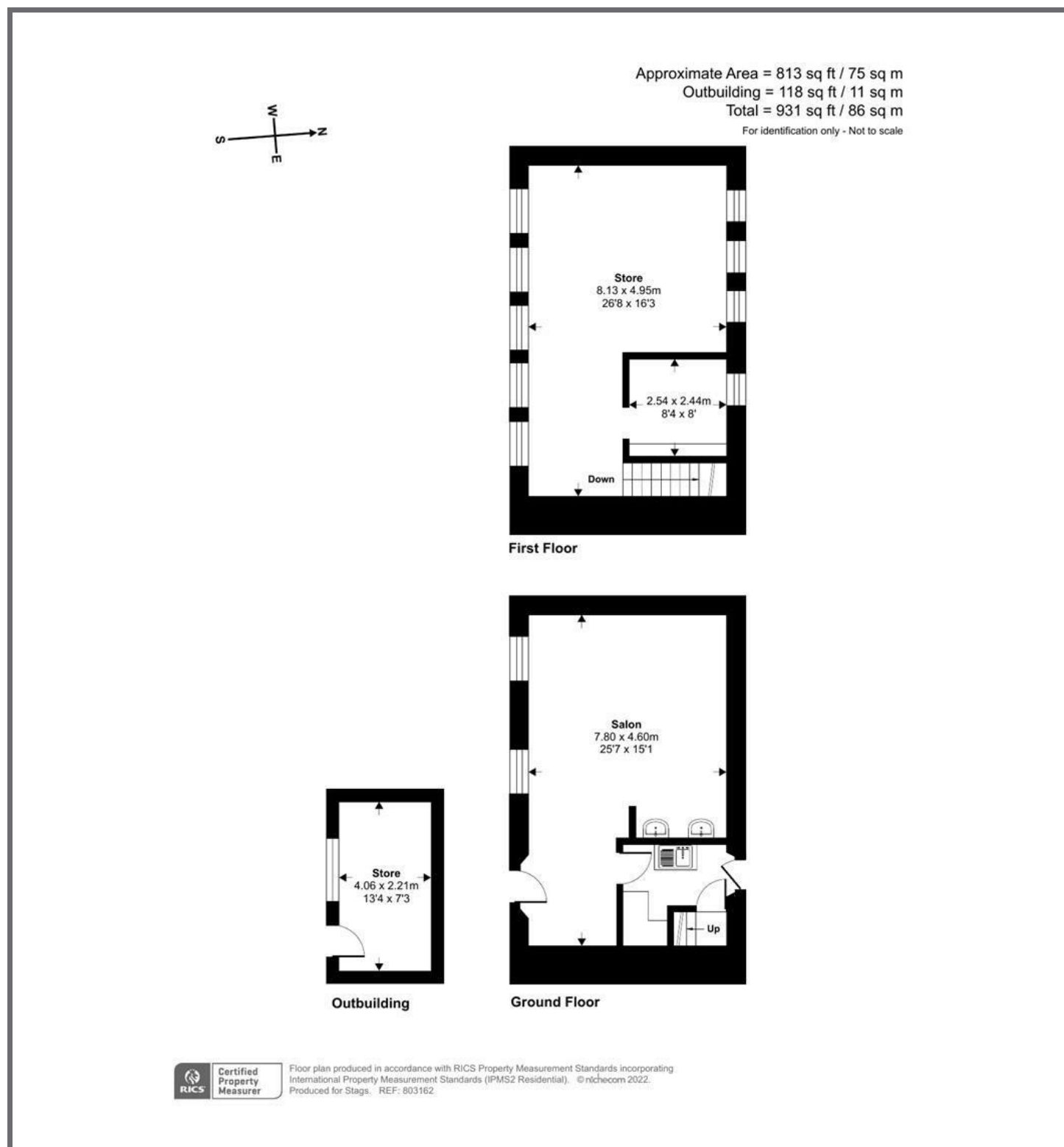
### DIRECTIONS

From Truro take the A39 towards Falmouth. Drive for about 7 miles and at Higher Treluswell double roundabouts continue straight over staying on the A39 towards Falmouth. At Higher Treliever double roundabouts, on the 1st roundabout go straight over and take the left-hand lane. At the next roundabout take the 2nd exit signposted towards 'Mabe'. Drive to the crossroads in the centre of the village turning right towards the village store. The property will be evident on the right hand side.









These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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