



Cliftures Cottage & 'An Dyji', Trenoweth, Mabe Burnhouse, Penryn, TR10 9JJ

Guide Price £875,000

Occupying a delightful, quiet, and almost traffic-free, semi-rural setting, between the village of Mabe Burnhouse and Argal Reservoir, a charming, detached cottage dating from the late 1800's, providing highly characterful 3 bedroom, 2 bath/shower room accommodation, set in well stocked gardens of approximately 1/2 acre. There is ample parking, beautiful views over miles of surrounding countryside to Falmouth Bay, and 'An Dyji', currently used as a lucrative source of holiday letting income or for use by a dependent relative etc., subject to all necessary additional planning consents.

Key Features

- Picturesque detached cottage
- Highly characterful main accommodation
- Quiet semi-rural location
- 3 bedrooms, 2 bath/shower rooms
- Far-reaching southerly views to Falmouth Bay
- Plus detached 'An Dyji'
- Attractively stocked and landscaped gardens
- EPC rating E



THE LOCATION

'Cliftures Cottage' is situated at the end of a quiet country lane, with very limited passing traffic. The grounds are adjacent to unspoilt countryside and both the cottage and 'An Dyji' enjoy sweeping views over nearby Argal Reservoir to miles of surrounding countryside and Falmouth Bay in the distance. The village of Mabe Burnthouse is less than one mile distant, beyond which is the university campus at Tremough and the well served towns of Penryn and Falmouth. Easy access to the A39 means the cathedral city of Truro is less than a 30 minute drive away. There are lovely walks in the area including around Argal Reservoir, south of which lies the village of Mawnan Smith, gardens at Trebah and Glendurgan, sailing waters of The Helford River and sandy beaches at Maenporth and Swanpool.

THE PROPERTY

Dating, we understand, from the late 1800's and originally a pair of cottages, 'Cliftures Cottage' has been substantially and most tastefully improved by the previous and present owners to provide a highly characterful home with features including beamed ceilings, mellow pine and granite flagstone flooring, exposed stone walls, inglenook fireplaces and high quality replacement sash windows. Ample forecourt parking provides direct and easy access to the accommodation and 'An Dyji', with the grounds mainly lying to the southern side where they gently slope away to a Cornish stone wall on the southern boundary and a flowing stream along the east. A decked sun terrace has been created adjacent to the house and, clearly, there is ample scope for further extension to the existing accommodation if required, subject again to all necessary consents.

THE ACCOMMODATION COMPRISES

FARMHOUSE-STYLE KITCHEN/DINING ROOM

17'5" x 13'10" (5.33m x 4.24m)

A delightful and highly characterful, double aspect room with sash windows to both the front and rear elevations. Part glazed casement door from the forecourt, exposed mellow pine flooring with granite flagstones to the kitchen area, ceiling beams and two walls in exposed mellow stone. High level cupboard housing electrical trip switching and meters. Cream oil fired Aga, fitted circa 2020, providing domestic hot water and cooking, with granite inglenook and exposed stone walling, fitted display shelving, granite worksurfaces and glass-fronted display cabinets to either side and granite flagstone threshold. Range of 'cats paw' oak wall and base units with polished black granite worksurfaces and cream painted metro wall tiling. Ceramic butler-style sink with mixer tap, integrated dishwasher. Neff four-ring Calor gas hob with oven/grill below and illuminated stainless steel extractor canopy over. Plate racks, corner unit with carousel. Plinth fan assisted heater, half stable-type door opening into the:-

UTILITY ROOM

9'10" x 5'6" (3.02m x 1.70m)

An extremely useful ancillary area, double aspect with windows to the side and rear elevations, together with a half glazed stable door overlooking and opening onto the paved patio and sun decking. Ceramic tiled flooring, matching 'cats paw' oak base and wall units with polished black granite worksurfaces between. Inset ceramic butler-style sink with mixer tap, recess with plumbing for washing machine, space

for tall fridge/freezer, fitted cloaks and shoe storage. Access to over-head loft storage area, inset downlighters, door to:-

SHOWER ROOM

Attractively appointed with a white three-piece suite, including a low flush WC, wall mounted wash hand basin and walk-in fully tiled shower cubicle with mains powered shower. Glazed sash window to the rear courtyard, ceramic tiled flooring, radiator, inset downlighters, extractor fan.

LOUNGE

17'5" x 14'0" (5.33m x 4.29m)

Another lovely double aspect room with twin sash windows to the rear elevation and two further sash windows to the front, all with deep timber sills. Walls panelled to dado height, part exposed stone walling and fireplace with granite lintel, hearth, threshold and Coalbrookdale stove, by Aga, glass-fronted, providing much room heat as well as an additional cooking facility if required. Exposed mellow pine flooring, two traditional radiators, granite flagstone flooring. Turning staircase to the first floor with sash window to the rear elevation at mid landing, useful under-stair storage cupboard.

FIRST FLOOR

LANDING

Some walls featuring original timber panelling, deep airing cupboard housing foam lagged copper cylinder with immersion heater, Honeywell timer switching and slatted linen shelving. Access to over-head loft storage area.

BEDROOM ONE

13'10" x 12'0" (4.24m x 3.66m)

Sash window to the front elevation enjoying a lovely outlook over the grounds, 'An Dyji', miles of surrounding countryside and to Falmouth Bay in the distance. Exposed timber flooring, part canopied ceiling.

BEDROOM TWO

13'10" x 9'1" (4.22m x 2.77m)

Exposed timber flooring, part canopied ceiling, sash window to the front elevation, again enjoying lovely far-reaching countryside views to Falmouth Bay. Traditional radiator.

BEDROOM THREE

10'11" x 8'7" (3.33m x 2.62m)

Sash window to the rear elevation, traditional radiator, exposed timber flooring, part canopied ceiling.

BATHROOM/WC

Most attractively appointed with a white Heritage four-piece suite comprising a panelled bath, low flush WC, pedestal wash hand basin and separate fully tiled shower cubicle with power shower. Walls timber panelled to dado height, exposed mellow timber flooring, traditional radiator, part canopied ceiling, sash window with deep sill and reveals to the rear elevation overlooking neighbouring farmland.

THE EXTERIOR

FORECOURT

From the lane leading to 'Cliftures Farm', double granite gateposts and twin five-bar gates open onto a mainly gravelled forecourt with turning area sufficient for two/three vehicles. From the forecourt, cobbled granite steps lead to

the front entrance door and there is an additional pedestrian gate with granite steps and tall timber gate providing access to the side of the cottage.

GARDEN

From the parking area, granite steps lead onto the main garden area which gently slopes with a sunny, sheltered, southerly aspect with a sweeping lawn, bordered by beautifully stocked shrubbery beds with a mass of flowering plants including hydrangeas, camellias, rhododendrons, azaleas and eucalyptus. A picturesque pond leads to a further sheltered area beyond which a running stream continues along the eastern boundary. There is a further 'hidden' area in the south eastern corner with apple tree and timber store, ideal as a kitchen garden area etc. A dry Cornish stone wall runs the length of the southern boundary, continuing to the side of the house.

DECKED SUN TERRACE

A superb entertaining and sitting-out area for the cottage, again enjoying lovely views over the property's own grounds, to adjacent farmland and beyond to Argal Reservoir, Lamanva, surrounding countryside and Falmouth Bay. Paved patio, stable-type door to the utility room, courtesy lighting and gate to the:-

REAR COURTYARD

Gravelled for ease of maintenance, oil storage tank, boiler providing domestic hot water and central heating, bin storage, connection for Propane gas cylinders.

'AN DYJI' - CORNISH FOR 'SMALL COTTAGE'

Detached from the house, lying to the eastern side of the property, with parking immediately adjacent and a pergola with climbing clematis providing an attractive entrance. A gate to the rear provides access to a storage area, there is a sheltered bin store and a timber gate opens onto a broad decked terrace, with part glazed balustrading, providing a lovely sitting-out and al fresco dining area with stunning, far-reaching views over unspoilt farmland to Lamanva and The Lizard peninsula in the distance. Timber store, courtesy lighting and fully glazed door opening into the:-

ENTRANCE LOBBY

Tall part beamed ceiling, electrical trip switching.

BEDROOM

11'10" x 10'0" (3.61m x 3.05m)

Double aspect with windows to both side and front elevations, the latter again enjoying lovely far-reaching views. Timber-effect porcelain tiled flooring continuing from the entrance lobby, tall ceiling with exposed beams, under-floor heating control switch.

SHOWER ROOM/WC

Attractively appointed with a contemporary white suite comprising a broad walk-in shower cubicle with twin head shower, wash hand basin with mixer tap and low flush WC with concealed cistern, set in a vanity unit. Mainly ceramic tiled walls, timber-effect porcelain tiled flooring, tall towel rail/radiator, access to loft storage area, extractor fan, Velux roof light, tall part beamed ceiling.

OPEN-PLAN LIVING ROOM

17'3" x 11'10" (5.26m x 3.61m)

A delightful reception room, again featuring the tall and beamed ceiling, and with broad bi-folding doors opening onto the decked terrace enjoying the lovely outlook over the gardens to adjacent farmland and miles of countryside beyond. Timber-effect porcelain tiled flooring throughout, under-floor heating. Attractively fitted kitchen area with cream painted units with stainless steel sink unit with mixer tap, integrated Logik washer/dryer, Zanussi dishwasher, corner unit with carousel, wall units and Bosch four-ring Calor gas hob with Bosch combination oven below and illuminated extractor canopy over. Tall larder unit and integrated Zanussi fridge/freezer. Underfloor heating control switch. Additional window to the rear elevation.

GARDENS

These lie to the southern side and enjoy a high degree of shelter and privacy as well as an attractive outlook from the accommodation. Steps lead down from the timber decking to a paved patio, and a level lawned area is bordered by a stream, attractively stocked shrub borders and timber fencing, providing 'An Dyji' with a lovely distinct garden area of its own.

TIMBER SHED

Housing LPG combination boiler, clock programmer, underfloor heating manifold and electric meter box.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Oil fired central heating to 'Cliftures Cottage'. LPG under-floor heating to 'An dyji'.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

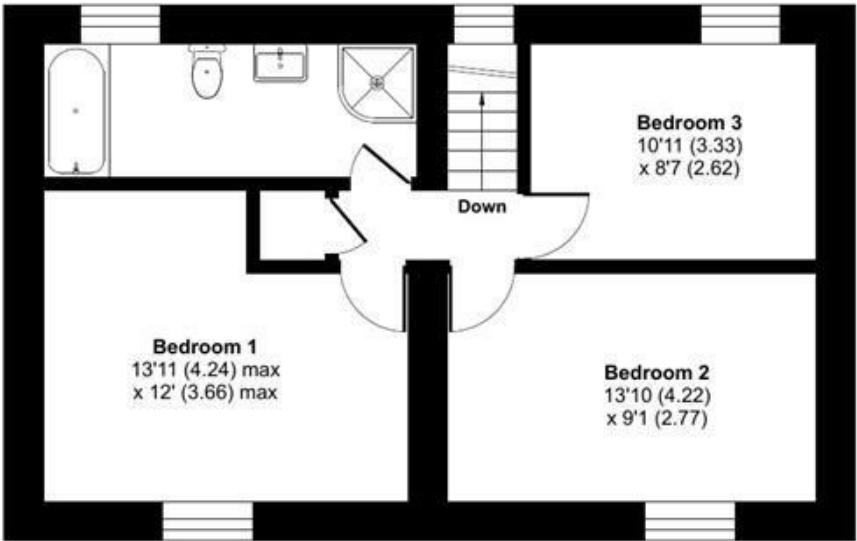
From the A39, follow the signs to the village of Mabe Burnthouse and, in the centre of the village, proceed in the direction of Mawnan Smith and Constantine, passing The New Inn on the left-hand side. Continue through the traffic calming measures and as you leave the village, turn right signposted to Trenoweth. Within approximately a quarter of a mile, turn left by Nampara and 'Cliftures Cottages' will be found after the converted school house on the left-hand side.



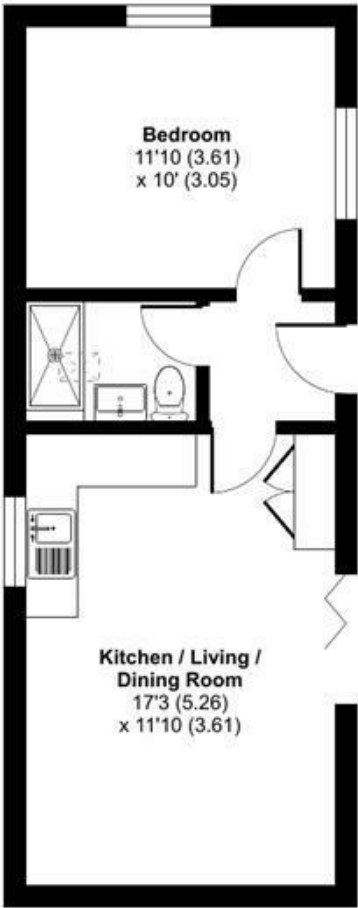
Floor Plan

Trenoweth, Mabe Burnthouse, Penryn, TR10

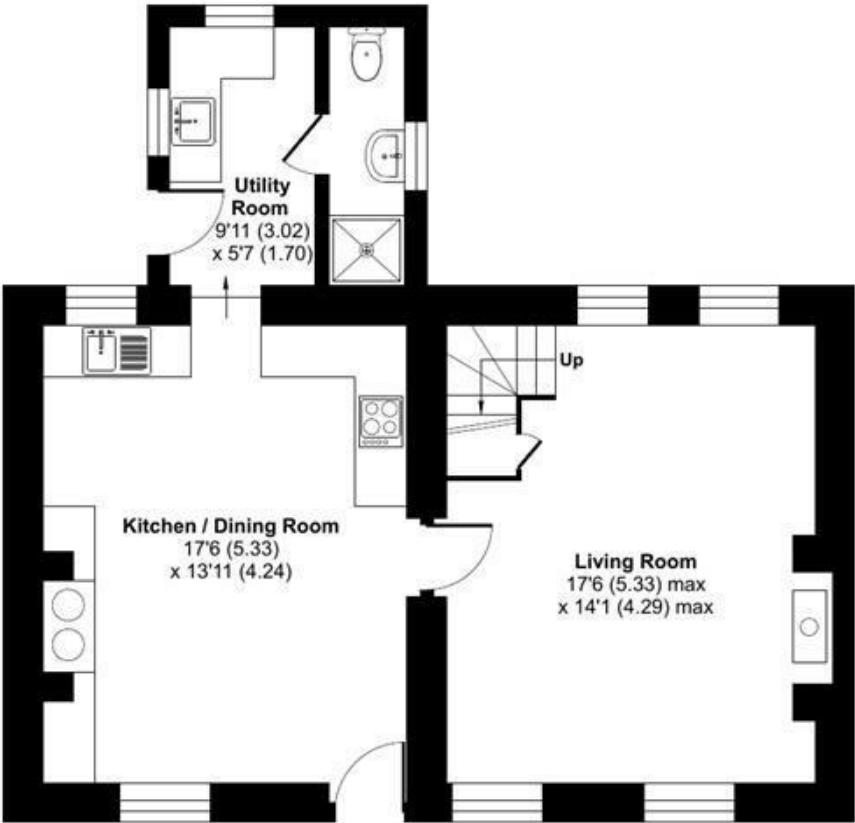
Approximate Area = 1135 sq ft / 105.4 sq m
Annexe = 389 sq ft / 36.1 sq m
Total = 1524 sq ft / 141.5 sq m
For identification only - Not to scale



FIRST FLOOR



'AN-DYJI'



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Laskowski & Company. REF: 1027491