



## 17 Carnsew Close, Mabe Burnthouse, Penryn, TR10 9HE

£380,000

Situated in Carnsew Close, a short, level walk from Mabe village centre, featuring various conveniences including local shop and public free house; a detached 3 bedroom bungalow offering much scope for alteration, remodelling and renovation (subject to consents), benefitting from a low maintenance front garden, partially converted loft room, modern fitted kitchen, driveway parking and garaging. To be sold with immediate vacant possession and no onward chain.

### Key Features

- Detached bungalow
- Scope for development/renovation/alteration\*
- Loft room ripe for conversion\*
- No onward chain
- 3 bedrooms, 1 shower room
- Raised rear patio with accompanying lawned garden
- Driveway parking and garage
- EPC rating C



## THE ACCOMMODATION COMPRISES

A garden pathway with two shallow steps and timber handrail descends to a brick paved frontage, with shallow covering and obscure glazed uPVC entrance door leading into the:-

### HALLWAY

Stripped timber doors to all rooms. Further stripped timber door to cloak cupboard with wall-mounted coat hooks and shelf. Panel door to small secondary cloak cupboard with hanging rail and shelf, and lastly, slimline panel door opening into storage cupboard with shelving. Radiator, hanging light, loft hatch.

### LIVING ROOM

Nicely proportioned and square in shape, with recessed tiled fireplace featuring cut stone surround, broad glazing to the front elevation providing views over the low maintenance frontage and rooftops of surrounding Carnsew Close and Treliever Road, with an oblique glimpse of the countryside towards outer Falmouth. Radiator, two TV aerial points, telephone point, elaborate ceiling light with dimmer switching.

### PRINCIPAL BEDROOM

A well sized double room, once again, with broad glazing to the front elevation. Comprehensive panelled hardwood unit with wardrobes and cupboard space, together with dressing area providing plentiful storage and hanging space. Ceiling light, radiator.

### BEDROOM TWO/STUDY

A study/bedroom with broad glazing providing much natural light, radiator and ceiling light.

### BEDROOM THREE

A small double bedroom with broad glazing to the rear elevation, offering an elevated outlook over the garden terrace and lower lawn, together with views over the neighbouring fields set beyond the boundary. Ceiling light, radiator.

### SHOWER ROOM

A modern suite comprising corner shower cubicle with glazed and curved doors, wall-mounted side grips and mains powered shower. Corner vanity unit with cupboard and inset sink with mixer tap. Wall-mounted mirror with inset downlight, heated towel rail, ceiling light, extractor fan, obscure glazed uPVC window. Tiling to floor and walls.

### SEPERATE WC

Dual flush WC, tiled flooring, ceiling light, obscure glazed window to rear elevation.

### KITCHEN

An array of cream units set both above and below a granite-effect roll top worksurface incorporating inset sink with drainer and mixer tap. Appliances to include Bosch electric oven with grill feature, Bosch four ring ceramic hob and concealed extractor, tiled splashback at mid-point, space and plumbing for washing machine. Corner cupboard housing slatted shelving and Baxi combi boiler providing domestic hot water and heating. Radiator, strip light, tiled flooring and broad uPVC double glazed window to rear elevation. Part-obscure glazed uPVC rear access door.

## LOFT AREA

Exposed boarding to floor, walls and ceiling, with strip lighting and uPVC glazed window to gable end. Prime for conversion (subject to relevant consents and permissions gained). An opening from the initial loft area leads into a secondary space within the roof, once again, with strip light and boarding set centrally for ease of access.

## THE EXTERIOR

### REAR GARDEN

With two distinct areas, and upper terrace paved throughout, with steps descending to a lower lawned garden, all well enclosed with timber fencing, together with exterior courtesy light, water tap and to each side respectively, timber garden gates leading to the driveway, low maintenance frontage and garage.

### FRONT GARDEN

Laid with stone chippings, with low stone walling and planted borders containing mature shrubbery. A brick pavia pathway leads around the property to the rear garden.

### DRIVEWAY AND GARAGE

Accessible from Carnsew Close, a deep driveway provides parking enough for two/three vehicles, featuring a garage with up-and-over door, together with side access door leading into the rear garden.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING

Strictly by appointment only with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan

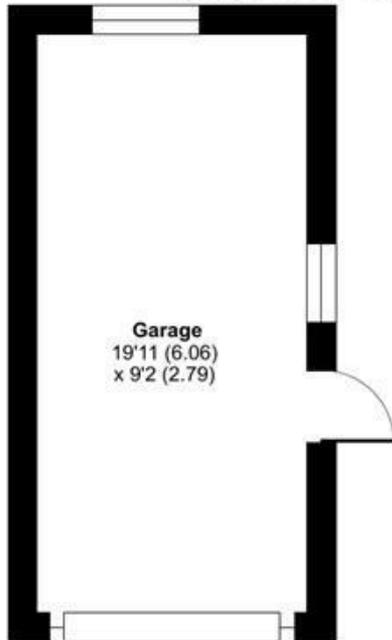
## Carnsew Close, Mabe Burnthouse, Penryn, TR10

Approximate Area = 962 sq ft / 89.3 sq m

Garage = 182 sq ft / 16.9 sq m

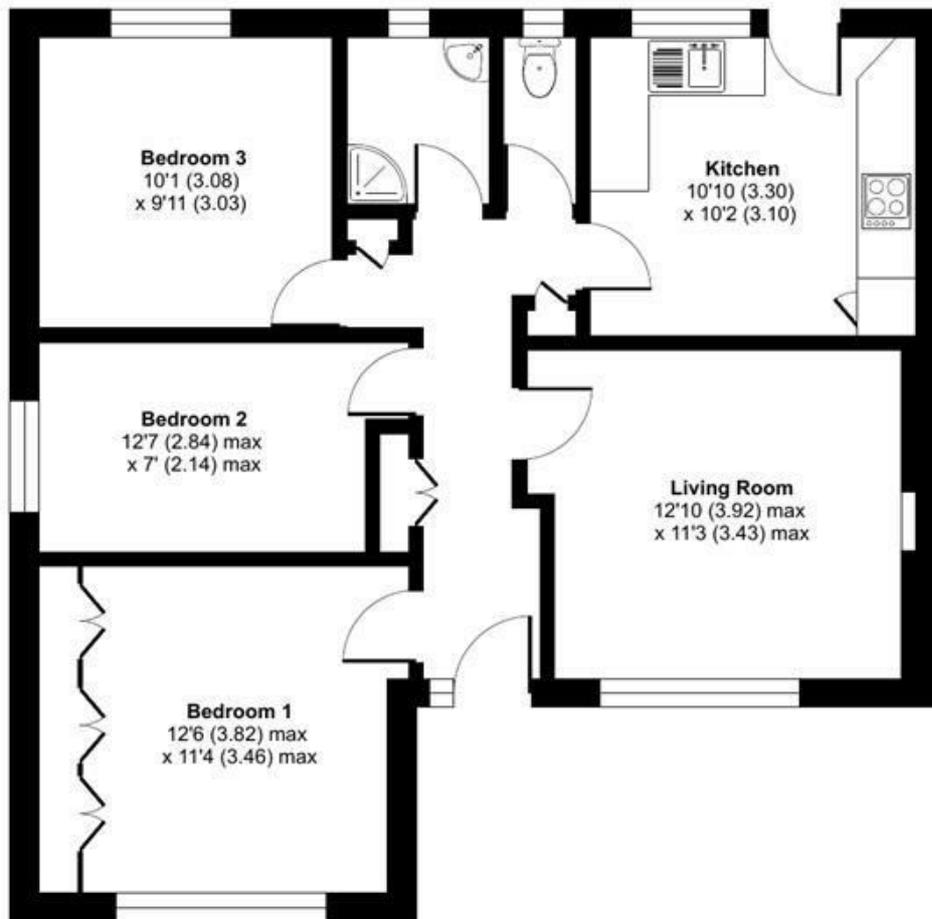
Total = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



**Garage**  
19'11 (6.06)  
x 9'2 (2.79)

**GARAGE**



**Bedroom 3**  
10'1 (3.08)  
x 9'11 (3.03)

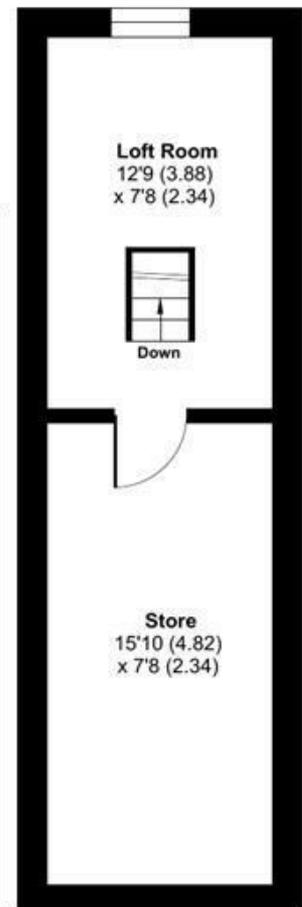
**Bedroom 2**  
12'7 (2.84) max  
x 7' (2.14) max

**Bedroom 1**  
12'6 (3.82) max  
x 11'4 (3.46) max

**Kitchen**  
10'10 (3.30)  
x 10'2 (3.10)

**Living Room**  
12'10 (3.92) max  
x 11'3 (3.43) max

**GROUND FLOOR**



**Loft Room**  
12'9 (3.88)  
x 7'8 (2.34)



**Store**  
15'10 (4.82)  
x 7'8 (2.34)

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1432462