



Laskowski
&Co



Homestead, Church Road, Mabe Burnthouse, Penryn, TR10 9HL

£489,950

VIDEO TOUR AVAILABLE! A substantial 4 double bedroom detached dormer bungalow, occupying an elevated position on Church Road within the sought-after village of Mabe Burnthouse. This beautifully presented family home has been very well maintained by the present owners, providing over 1,900 sq ft of accommodation over 2 floors. The ground floor comprises: entrance hallway, living room, sociable family dining room, kitchen, utility room, ground floor cloakroom, west-facing conservatory, 2 double bedrooms and a family bathroom. On the first floor are 2 further double bedrooms and large loft/eaves storage space. The energy efficiency of the property has been well considered with both solar panels and a clever rainwater collection system. The bungalow provides a large driveway with space for a least 4 cars including a caravan or boat, and gives access to a large single garage with electric roller door. The beautifully planted, enclosed and private rear garden faces west, enjoying sun for the majority of the day.

Key Features

- Beautifully presented detached 4 bedroom dormer bungalow
- Sought-after village location
- Mains gas central heating and solar panels
- Well maintained mature garden
- Over 1,900 sq ft of accommodation
- 3 reception rooms including a conservatory
- Large driveway and integral garage
- EPC rating C



LOCATION

Church Road is situated close to the centre of Mabe Burnthouse, whose day-to-day village amenities include a village stores/sub-post office, public house, nursery/infant/junior school and regular bus service. Asda supermarket on the outskirts of Penryn is also within easy reach, as is the university campus at Tremough and attractive circular walks around nearby Argal Reservoir. The centre of Penryn is just over one mile distant, with its highly regarded secondary school; Falmouth is within four miles, and the cathedral city of Truro, with its main-line rail link to London (Paddington) being approximately eight miles distant.

THE ACCOMMODATION COMPRISES

From the driveway, steps lead up to a uPVC obscure glazed front door to:-

ENTRANCE HALLWAY

A spacious hallway, with open tread staircase leading to the first floor with partial galleried landing. Doors to ground floor bedrooms, dining room and living room. Storage cupboard with shelving. Radiator, open to inner hallway.

BEDROOM ONE

A spacious double bedroom with double glazed bay window to the front aspect. Full range of built-in wardrobes with hanging rail and shelving, recessed ceiling lights, radiator.

BEDROOM TWO

Another good size double bedroom, with double glazed bay window to front aspect with built-in storage under. Built-in wardrobes with hanging rail, drawers and shelving. Radiator, recessed ceiling lights.

INNER HALLWAY

A spacious inner hallway with large airing cupboard with shelving and radiator. Built-in shoe storage, coat rails, cupboard housing consumer unit. Obscure double glazed door to conservatory, door to:-

FAMILY BATHROOM

Well appointed bathroom, with panelled bath and side mounted mixer tap with shower attachment, walk-in shower cubicle housing boiler-fed Mira shower, tiled surround and glass screen, concealed cistern dual flush WC, vanity unit housing wash hand basin with mixer tap. Fully tiled walls, built-in cabinet with shelving, radiator, central ceiling light, extractor fan, ladder-style heated towel rail/radiator. Obscure double glazed window to side aspect.

DINING ROOM

A light and bright central dining room, accessed from the hallway, with glazed double doors to the living room. Door to rear lobby, and open to the kitchen. The dining room has uPVC double glazed patio doors leading onto the rear patio and west-facing garden. Oak-effect wood laminate flooring, central ceiling light, TV aerial point, radiator.

LIVING ROOM

A sunny, east-facing room, with double glazed bay window to front aspect. Fireplace housing living flame gas fire with stone mantel surround and hearth, built-in storage and shelving to either side. TV aerial point, telephone point, broadband point. Central ceiling light, glazed double doors to the dining room.

KITCHEN

Modern kitchen with range of eye and waist level units, stone-effect roll-top worksurface with ceramic sink with mixer tap, incorporating its own hot water element. Space for cooker with gas cooker point and extractor fan over. Built-in dishwasher, built-in fridge. Part tiled walls, double glazed window overlooking the rear garden.

REAR LOBBY

Additional eye and waist level units, with worktop. Tiled walls, radiator, coat rail. Open to the utility room, doors to the large single garage and:-

CLOAKROOM/WC

Dual flush WC, vanity unit with wash hand basin. Tiled walls, obscure double glazed window to side aspect.

UTILITY AREA

Further range of eye and waist level units, with worktop, space for venting tumble dryer, currently not plumbed for a washing machine, but with plumbing available close by. uPVC double glazed windows to three aspects overlooking the garden. Sliding double glazed door to garden. Recessed ceiling lights.

CONSERVATORY

A delightful south west-facing conservatory, with several uPVC double glazed windows to three aspects. Double glazed French doors give access onto the paved terrace. uPVC double glazed pitched roof, power and light.

FIRST FLOOR

LANDING

A good size galleried landing with natural light provided by a large Velux window to the rear aspect. Space for desk or children's play area. Doors to bedrooms three and four and loft space.

BEDROOM THREE

A double bedroom with uPVC double glazed window to front aspect with far-reaching views towards the Penryn River, surrounding countryside and out to Falmouth Bay in the distance. Radiator, built-in hanging rail and shelving. Central ceiling light, TV aerial point.

BEDROOM FOUR

Fourth double bedroom with large Velux window to rear aspect providing natural light. Radiator, cupboards to loft eaves storage space, two central ceiling lights.

LOFT

Good standing height, majority boarded. This easily accessible loft space provides excellent storage, housing Baxi combination boiler providing domestic hot water and central heating.

THE EXTERIOR

FRONT

Large tarmacadam driveway, with off-road parking for at least four cars, including space for a caravan or boat. The driveway gives access to the single garage, with raised flower beds providing a number of shrubs, including Rhododendrons and Hydrangeas.

GARAGE

A larger than average single garage, with electric roller door and utility area with plumbing for washing machine. Power and light connected.

REAR

The level rear garden is fully enclosed making it ideal for children and pets, whilst providing an excellent degree of privacy. A central lawn is bordered by mature low level flower beds containing a range of colourful shrubs. There are two patio seating areas, one accessed via the conservatory and a further raised patio with steps up to a large timber garden shed. In addition to the shed is a cold box and greenhouse. A path gives gated access all the way around the property.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

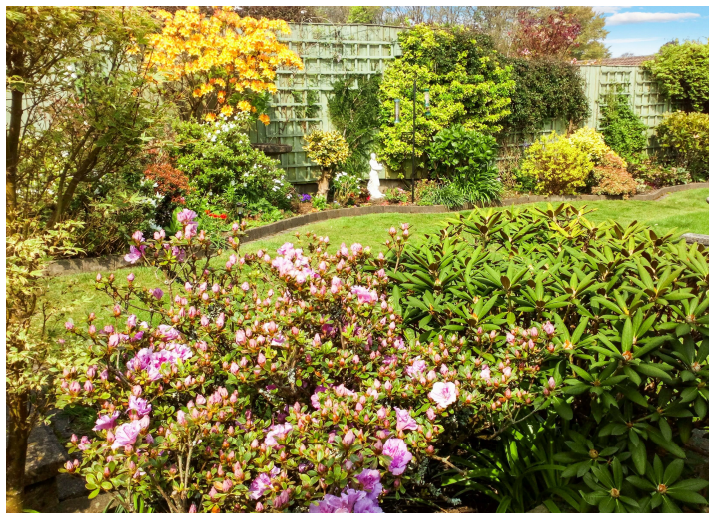
Freehold.

AGENT'S NOTE

There are two water butts within the garden, the larger of the two has an automatic pump providing water to the WC and wash hand basin within the cloakroom, as well as the washing machine in the garage. The smaller of the two also has a water pump, predominantly used for watering the garden, with the ability to transfer water to the larger water butt, if required. The property benefits from solar panels, which are owned outright; we understand the FIT payment generates in the region of £700-800 per annum approximately.

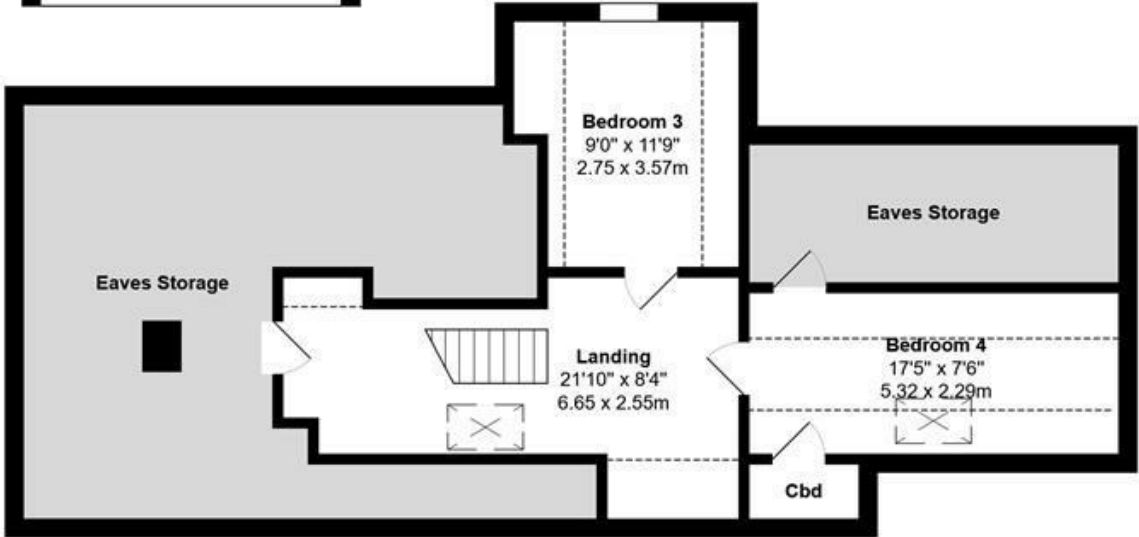
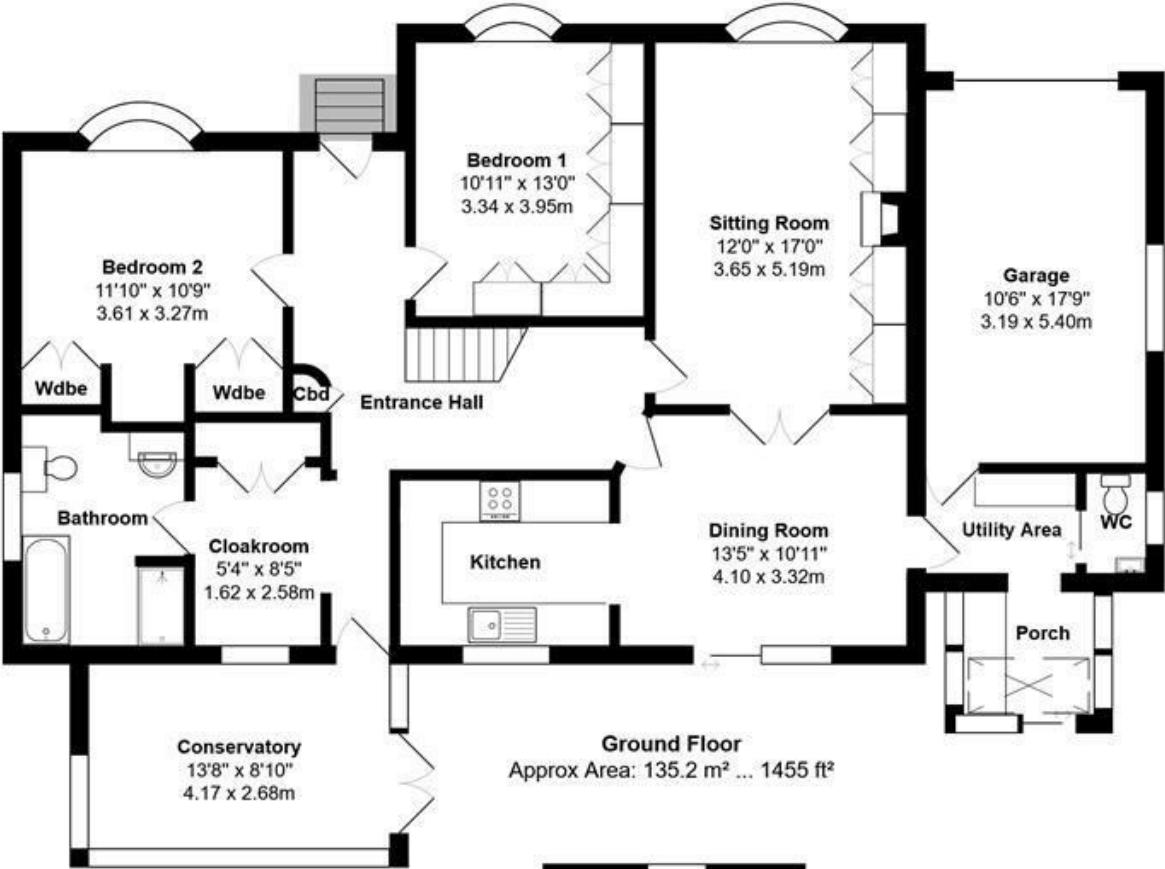
VIEWING

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





Floor Plan



Church Road, Mabe Burnthouse, TR10 9HL
Total Approx Area: 181.3 m² ... 1951 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only