



Tara, Treliever Road, Mabe Burnthouse, Penryn, TR10 9EX

Guide Price £525,000

A beautifully presented 3 double bedroom detached residence, offering deceptively spacious accommodation set over 2 floors and extended to the rear offering ground floor annexe potential. Located within a quiet 'no-through lane' on the outskirts of the village of Mabe, this spacious family home has been updated and finished to a high standard providing on the ground floor: entrance hallway, dual aspect living room with French doors giving access to the private southerly garden, well appointed and sociable kitchen/dining room with doors leading onto the sun terrace, utility room and ground floor cloakroom/WC. To the rear of the property is the principal bedroom, overlooking the garden, with en-suite shower room and walk-in dressing room. On the first floor are 2 further double bedrooms and a family bathroom. The property occupies a generous plot, with a gated driveway to the front and detached workshop. The rear garden faces south east, is fully enclosed and provides an excellent degree of privacy. Being sold with no onward chain, this delightful home must be viewed to fully appreciate the size and quality of accommodation on offer.

Key Features

- Detached 3 double bedroom family home with over 1,500 sq ft of accommodation
- Contemporary kitchen/dining room
- Beautifully appointed principal bedroom suite
- Large driveway with workshop
- Located of the edge of the village of Mabe
- Light and bright living room
- South east facing private garden
- EPC rating C



LOCATION

'Tara' is situated on the outskirts 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

STORM PORCH

Obscure double glazed composite front door to:-

ENTRANCE HALLWAY

Beautifully light and bright with large double glazed window and Velux window over, flooding the staircase and hallway with natural light. Oak doors to living room and ground floor cloakroom/WC. Engineered oak flooring, staircase rising to the first floor, central ceiling light, radiator. Open to the kitchen/dining room.

LIVING ROOM

A light dual aspect room with uPVC French doors and uPVC double glazed windows to either side opening onto the rear south east facing garden and sun terrace. Continuation of engineered oak flooring, central ceiling light, radiator. Bespoke built-in shelving with TV recess, wall mounted electric fire. Further uPVC double glazed window to front aspect with bespoke fitted shutters.

CLOAKROOM/WC

Dual flush WC, floating wash hand basin with mixer tap and tiled splashback. Obscure double glazed window to front aspect, central ceiling light, radiator.

KITCHEN/DINING ROOM

A beautifully appointed and sociable kitchen and dining room, perfect for families and those who like to entertain.

KITCHEN AREA

Range of high quality eye and base level units incorporating a larger cupboard with retractable shelving and deep pan drawers. Composite stone-effect worktop with inset one and a half bowl sink/drain unit with swan neck mixer tap with instant boiling water feature. Inset five-ring induction hob with contemporary glass extractor over, built-in twin Neff fan assisted ovens, built-in fridge/freezer, built-in wine cooler with shelving. Wall mounted stainless steel shelving, recessed ceiling lights, engineered oak flooring. uPVC double glazed windows to front and side aspects with bespoke fitted shutters. Obscure double glazed door to side garden, double doors to the concealed utility room.

DINING AREA

Ample space for a large family dining table and chairs. uPVC double glazed French doors to the south east facing sun terrace, further uPVC double glazed window overlooking the garden with bespoke fitted shutters. Continuation of engineered oak flooring, radiator, pendant ceiling light. Open to inner hallway.

UTILITY ROOM

A substantial utility room, cleverly concealed from the main kitchen. Range of further eye and base level storage, floor height built-in freezer. Wood-effect worktop with space and plumbing for washing machine and dishwasher under. Wall mounted stainless steel shelving, Worcester boiler providing domestic hot water and central heating. Obscure double glazed window to front aspect, recessed ceiling lights, wall mounted consumer unit. Loft hatch, radiator, engineered oak flooring.

INNER HALLWAY

Engineered oak flooring, recessed ceiling lights, obscure double glazed door to side garden. Oak door to large cupboard with recessed ceiling light and power. Further oak door to:-

BEDROOM ONE

This substantial ground floor double bedroom, with private en-suite shower room, large walk-in dressing room and independent external access from the side garden, lending itself perfectly to provide annexe accommodation, if required. This large beautifully light and bright bedroom offers uPVC double glazed French doors leading onto the garden, with full height windows to either side and Velux window above. Recessed ceiling lights, radiator, oak doors to en-suite shower room and walk-in dressing room.`

EN-SUITE SHOWER ROOM

A modern shower room with large walk-in shower cubicle, featuring a twin head boiler-fed shower, glass shower screen and panelled surround. Pedestal wash hand basin with mixer tap, dual flush WC. Obscure uPVC double glazed window to side aspect, recessed ceiling light. Chrome heated towel rail/radiator.

WALK-IN DRESSING ROOM

Ample space for wardrobes and chest of drawers or, alternatively, the ideal space for a kitchenette if annexe accommodation is required.

FIRST FLOOR

LANDING

A spacious part galleried landing with uPVC double glazed window to the front aspect with bespoke shutters and Velux window to the rear. Ample space for a desk and study area. Loft hatch, oak doors to both double bedrooms and family bath/shower room.

BEDROOM TWO

A dual aspect double bedroom with uPVC double glazed windows to front and rear aspects, both with bespoke fitted shutters. Loft hatch, radiator.

BEDROOM THREE

A further double bedroom with uPVC double glazed window to rear aspect, central ceiling light, radiator, loft hatch. Vanity unit housing wash hand basin with tiled splashback and mirror over.

FAMILY BATH/SHOWER ROOM

White suite comprising corner bath with mixer tap and shower attachment, part tiled walls, vanity unit housing wash hand basin with mixer tap, bidet, low level flush WC. Walk-in



shower cubicle with boiler-fed shower, panelled surround and glass screen. Heated towel rail/radiator. Recessed ceiling lights, extractor fan. Two obscure glazed Velux windows.

THE EXTERIOR

FRONT

Accessed by five-bar timber gates, the driveway provides off-road parking for a number of vehicles, with pedestrian gated access to both sides of the property leading around to the rear, together with access to the workshop and garden store.

WORKSHOP

Timber and block built with corrugated roof, power and light. Potential to redevelop into garaging, subject to any necessary planning permissions.

GARDEN STORE

Part block, part timber storage room with concrete flooring and mono pitch corrugated roof.

REAR GARDEN

Beautifully private and enclosed, enjoying a sunny south east facing aspect, with large paved sun terrace benefiting from an electric sun awning. Beyond the patio is a level area of lawn, bordered by shrubs and small trees. The garden provides external power points, cold water tap and lighting, with a path extending all the way around the property for ease of maintenance and access.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Treliever Road, Mabe Burnthouse, Penryn, TR10

Approximate Area = 1556 sq ft / 144.5 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Outbuildings = 339 sq ft / 31.4 sq m
Total = 2022 sq ft / 187.6 sq m

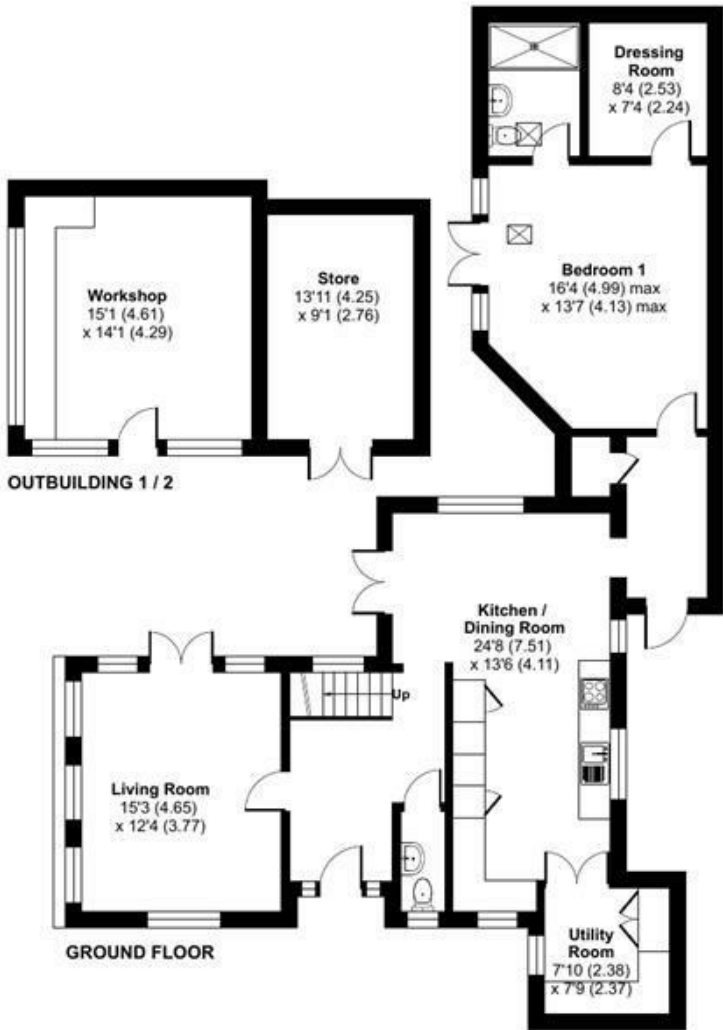
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Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1480400