



Mabe Burnthouse

A substantial older style detached home
Set amidst large mature gardens
Ideal for an active, young growing family
Located in the heart of the village
Potential for an internal annexe
Gas central heating, UPVC double glazing
Three reception rooms, two studies
Flexible four/five bedrooms, 2 bathrooms
Attached double garage and multiple parking
Recently redecorated throughout

Guide £725,000

ENERGY PERFORMANCE RATING BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7181



An amazing opportunity to own this substantial and imposing, four/five bedroom older style detached house which is set in the heart of Mabe within a few minutes walk to all the amenities that this well served village has to offer its residents.

Highfield was built in 1922 and has distinctive rendered, double fronted elevations, typical of buildings erected in this era. Highfield is one of those landmark houses which you will have seen travelling to and from the village and it comes to the market for the first time in over 30 years with our vendor clients downsizing locally.

Extended from it's original form back in 1971 and providing bright, spacious and versatile accommodation arranged over two floors and with the flexibility that would allow you to create an internal ground floor annexe without compromising the size of the main house.

The property has been well maintained by our clients over the years and is offered for sale in good condition, having been recently comprehensively redecorated throughout in neutral colour schemes. There are plenty of features to impress potential buyers including gas fired central heating by radiators, UPVC double-glazed windows and doors (where stated), feature fireplaces in the main reception rooms (not tested), a refitted shaker style kitchen with polished work surfaces and appliances, a modern family bath and shower room, fitted bedroom furniture and quality floor coverings throughout.

Upon viewing the property you will appreciate the sheer amount of space the house offers and on the ground floor this includes an impressive large dining hall, a sitting room, a breakfast room, a side hallway and cloakroom/WC, fitted shaker style kitchen and utility room alongside with access to the double garage. On the far side an inner hallway leads to a fifth bedroom with a large en-suite shower room and two studies, would be easily converted to separate accommodation for an independent relative or teenager. A staircase from the dining hall leads to a large first floor landing where you will find four bedrooms and a box room plus a generous family bathroom/shower room and WC.

This fine home approached by a five bar gate which sweeps into a large level tarmac driveway providing plenty of parking and turning and access to the attached double garage which has an EV car charging point on one side. The property sits amidst beautiful, large mature gardens which are ideal for a family with free range children and animals.

The village of Mabe is well served with local amenities including a convenience store with sub post office and off licence, village hall, primary school, community centre and on the outskirts of the village, Argal Dam with fishing, outdoor adventure playground for children and a delightful walk through around the reservoir. Falmouth University/University of Exeter (Tremough Campus) is within easy walking distance and there are good transport links by road to the surrounding towns of Penryn, Falmouth and the cathedral city of Truro.

HOUSES OF THIS CALIBRE AND IN THIS LOCATION ARE RARELY AVAILABLE, SO AS OUR CLIENTS SOLE AGENTS, WE HIGHLY RECOMMEND A PERSONAL VIEWING TO APPRECIATE THIS FINE HOME.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door with privacy panel and matching fixed side panel alongside leading into:

ENTRANCE VESTIBULE 1.78m (5' 10") x 1.40m (4' 7")

Having a fitted carpet, staircase to first floor, wall light, open plan to:

DINING HALL 4.27m (14'0") x 4.06m (13'4") Plus 6'3"x9'

An impressive introduction to the house this grand dining hall which has a focal point and colour stone open fireplace and matching hearth, a rectangular bay and UPVC double glazed windows enjoying a pleasant outlook over the front garden, double radiator, two wall lights, under stair storage cupboard, high plate display rails, fitted carpet and access to the principle rooms.



SITTING ROOM 5.00m (16'5") x 3.66m (12'0") Into the recess, plus bay of 7'x2'8".

A delightful and generous sitting room that attracts plenty of the morning sun with a focal point of a rough cast fire place, with solid timber lintel, gas powered stove on a dark slate hearth, built in alcove with book and display shelving either side, serving hatch to kitchen, tv aerial point, continued fitted carpet, two radiators, four wall lights, aluminium framed sliding patio door, fixed side panel enjoying a pleasant outlook through an attached glass porch which in turn leads to the garden.



A PANELLED DOOR FROM THE DINING HALL LEADS TO A SIDE HALLWAY WITH CONTINUED FITTED CARPET, DOOR TO KITCHEN/BREAKFAST ROOM AND A MULTI-PANED DOOR TO:

SIDE HALLWAY

With continued fitted carpet, door to kitchen and a multi-paned door to:

BREAKFAST ROOM 3.00m (9'10") x 2.82m (9'3") Plus 6'3"x 2'2"

A large, bright breakfast room which has a rectangular bay with double glazed windows enjoying a pleasant outlook over the front garden, double radiator, inset gas fire, alcove book shelving either side, picture rail, telephone point, and multi paned door into inner hallway to:



SIDE LOBBY

With dual aspect double glazed window to the side, multi paned double glazed door with frosted PVC panel leading to the driveway.

CLOAKROOM 1.83m (6'0") x 1.52m (5'0")

A bright suite comprising a low flush WC, a corner hand wash basin with tiled splash back, extractor fan, coat hooks, and fitted carpet.

SHAKER STYLE KITCHEN

A superb extensively fitted shaker style kitchen comprising of a range of matching wall and base units extending to four sides, wrap around polished work surfaces, breakfast bar plus metro tiling over, a falcon range style gas and electric cooker which has five gas rings, two ovens, stainless steel back plate and matching falcon extractor hood over, plumbing for dishwasher, vertical larder unit, double bowl stainless steel single drainage sink unit with chrome swan neck easy on mixer tap, cove cornicing, broad UPVC double glazed window with super views over the gardens to the rear, wooden flooring, double radiator, further wall tiling and door to:



UTILITY ROOM

With a range of matching wall and base units, brushed steel handles, rolled top work surfaces and ceramic tiling over, single drainage stainless steel sink unit with chrome mixer tap, space and plumbing for a washing machine, ideal mexico gas central heating boiler, strip light, wall mounted consumer box and vinyl flooring, double glazed window overlooking the gardens, space for two tallboy fridge freezers, personal door to the double garage.

MULTI-PANED DOOR FROM THE DINING HALL LEADS TO:

BEDROOM FIVE/RECEPTION ROOM 4.60m (15'1") x 3.38m (11'1")

This is where we feel you could create an internal annexe. This room has a lovely bright dual aspect with multi paned double glazed window to the side and broad double glazed windows enjoying a pleasant outlook over the driveway and front garden, wall to wall fitted cupboards, two radiators, four wall lights and two spotlights, and door to:



EN-SUITE SHOWER ROOM 4.01m (13'2") x 1.35m (4'5")

A colour suite comprising of a double walk in fully tiled shower cubicle, chrome mixer shower and glass screening, pedestal wash basin, chrome easy on hot and cold taps, glass accessory shelf, fitted mirror and shaver light over, low flush WC, two towel rails, ladder style heated towel rail, fully tiled walls, vinyl flooring, frosted double glazed window with roller blinds, and spotlights on tracking.

DOOR WITHIN BEDROOM FIVE TO:**STUDY ONE 4.01m (13'2") x 1.96m (6'5")**

Cove cornicing, fitted carpet, wrap around workstation/desk with drawers, wall unit, radiator, telephone point, double glazed window overlooking the rear gardens.

**DOOR TO:****STUDY NUMBER TWO 3.78m (12'5") x 1.68m (5'6")**

Again with a wrap around workstation and nest of drawers, wall shelves, radiator, double glazed window enjoying pleasant outlook over the rear gardens, large build in double storage cupboard which has shelving, fitted carpet.

THESE TWO STUDIES HAVE BEEN THE PERFECT HOME OFFICES FOR OUR CLIENTS AND THIS COULD SUIT SOMEONE WHO RUNS A BUSINESS FROM HOME.

STAIRCASE FROM DINING HALL TO FIRST FLOOR LANDING.

With radiator, airing cupboard with lagged copper cylinder immersion and slatted shelving.

BEDROOM ONE 4.65m (15'3") x 2.87m (9'5") Measured to wardrobe front into bay

Having a range of wall to wall fitted wardrobes with mahogany finish containing hanging space and shelving, picture rail, nest of drawers, dresser unit, recessed bay, double glazed windows enjoying fabulous views over the gardens to the countryside in the distance, radiator, and fitted carpets.



BEDROOM TWO 3.71m (12'2") x 2.64m (8'8") Measured to wardrobe and bay

A bright bedroom with double glazed window enjoying pleasant views over the gardens, radiator, and range of built in fitted wardrobes with hanging space and shelving, picture rail, open bookshelf, bedside lights, and fitted carpet.

***BEDROOM THREE 4.44m (14'7") x 2.57m (8'5") Into recess***

A bright room with double glazed windows, radiator, a range of fitted bedroom furniture, including double fitted wardrobe, nest of drawers, bedside cabinets, wrap around workstation and cupboards, fitted carpet.

***BEDROOM FOUR 2.74m (9'0") x 2.69m (8'10")***

With double glazed windows enjoying fabulous views over the countryside towards the Carrick Roads in the distance, a range of double fitted wardrobes, radiator, bedside cabinets, and fitted carpet.

BOX ROOM 1.83m (6'0") x 1.24m (4'1") Plus 3'5" x 2'7"

Currently used as a store room, having double glazed windows overlooking the front, fitted wall shelving, picture rail, access to loft space.

FAMILY BATHROOM 3.66m (12'0") x 1.78m (5'10")

Beautifully refitted, offering a white suite with wood panelled bath, brass effect mixer taps and telephone hand shower, fully tiled surround, pedestal hand wash basin with brass hot and cold taps, fitted mirror with lighting over, low flush WC, double radiator, ladder style heated towel rail, large walk in fully tiled shower cubicle with Mira mixer shower and screening, dual aspect frosted double glazed window, roller blinds and fitted carpets.

OUTSIDE***ATTACHED GARAGE 5.69m (18'8") x 5.33m (17'6")***

Attached double garage with up and over door, lighting, power, workshop area, eaves storage in the roof, a single glazed window overlooking the rear, wooden door to outside, personal door leading to the utility room.

GARDENS

Highfield sits on one of the largest plots we have seen in the village and is approached through a timber five bar gate which bisects a wide an original grass topped random Cornish stone boundary and with a tarmacadam driveway running across the front of the house, raised shaped lawns with well stocked borders on both sides with mixed hedging including rhododendrons and hydrangeas and an open aspect looking across towards Antron Way. With access either side of the property and to the left down a small pathway passing lovely rhododendrons to an amazing large garden which is absolutely ideal for an active large growing family. It has sweeping lawns and a paved patio which is perfect for relaxing and entertaining your family and friends in the sunshine, a second terraced colour slate patio sits outside the sitting room and can be approached from the glass house. To the left of the patio is a block built garden store, and a shed. The whole garden is surrounded by mature trees and mixed hedging which rather than taking the sunlight it gives you maximum privacy from your neighbours. Steps from the main lawn lead down to a second level which again is interspersed with a wide variety of plants and trees. It is certainly impossible to describe a beautiful garden in print, only a personal viewing will allow you to fully appreciate the beauty and size of these gardens.

COUNCIL TAX Band E

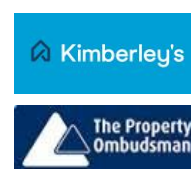
SERVICES Mains drainage, gas, water and electricity.

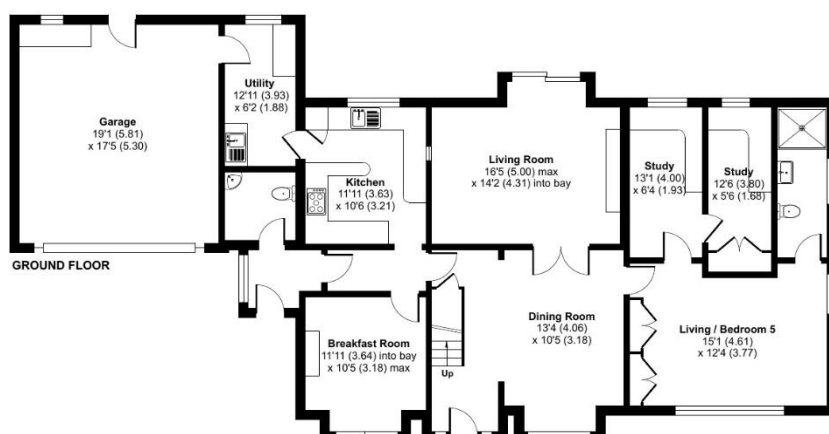
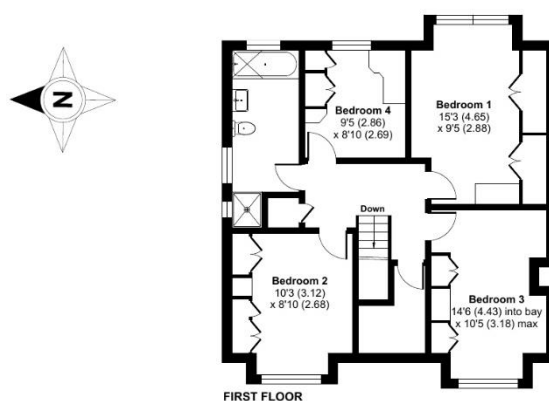
MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





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