



# Bedruthan

Church Road, Mabe







## Bedruthan, Church Road, Mabe, Falmouth, TR10 9HW

A newly constructed, detached family residence completed in 2024 enjoying a convenient and accessible location on the outskirts of Mabe. Thoughtfully designed and well-proportioned the accommodation features two spacious living areas alongside five bedrooms and three bath/shower rooms, seamlessly blending comfort, practicality and contemporary style. Additionally, it boasts an integral garage, parking and enclosed terrace and garden.

### The location

Conveniently situated for access to Penryn, Falmouth, the Helford River, and Fal Estuary, Rosemullion offers an ideal blend of a semi-rural tranquillity and village convenience with Mabe offering a local pub, primary school and village convenience store.

Just a short drive away, the thriving port of Falmouth and the charming market town of Penryn provide a plethora of amenities including local shops, restaurants, schools, and supermarkets.

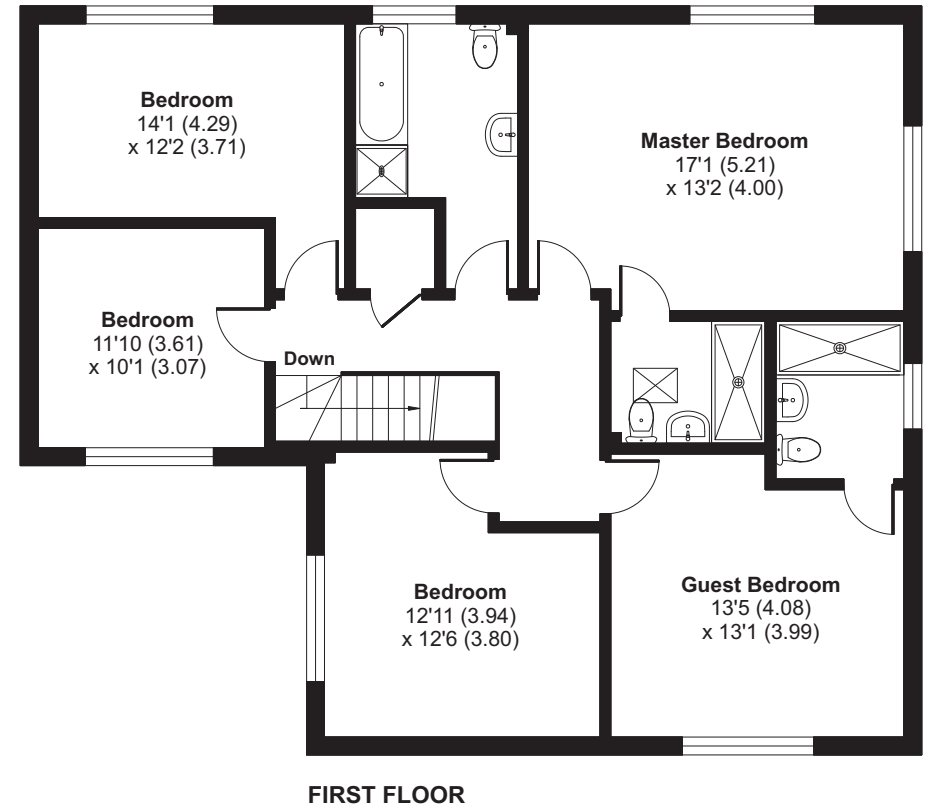
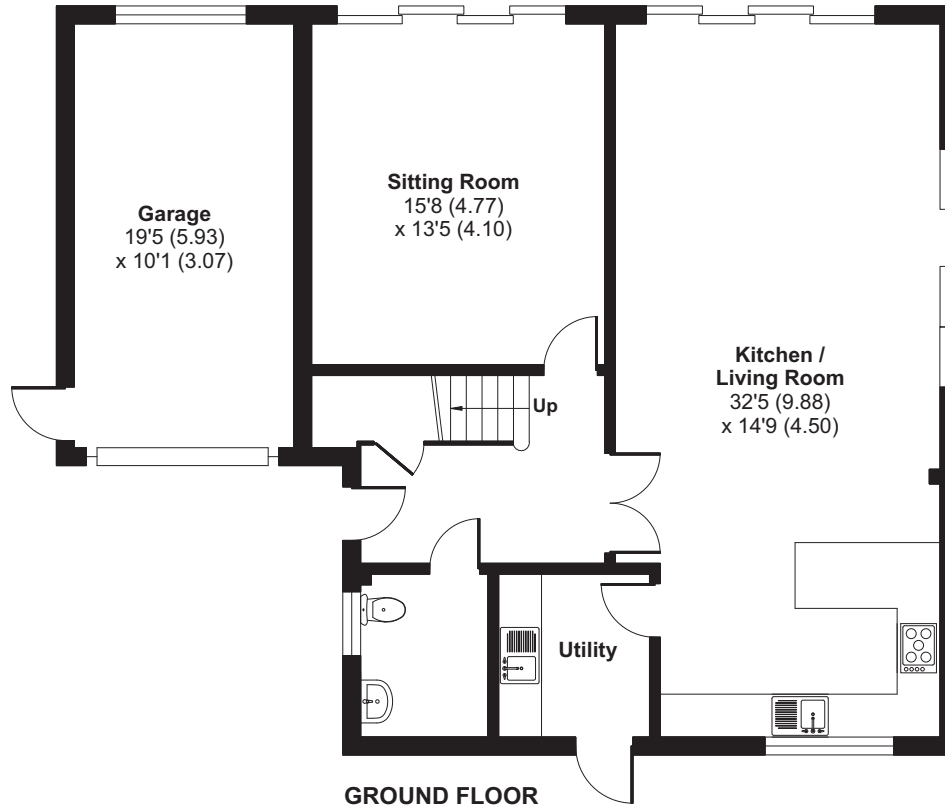
Falmouth, renowned for its sailing waters, offers access to the scenic Fal Estuary, with marinas, yacht clubs, and chandlers dotting the coastline. Additionally, Truro, Cornwall's capital, boasts a wide range of leisure, commercial, and retail facilities, including the Hall for Cornwall. Both Falmouth and Penryn have a branch line connection to Truro's mainline railway station providing connections to London Paddington.



# Bedruthan, Church Road, Mabe Burnthouse, Penryn, TR10 9HW

Main House = 2045 sq ft / 190 sq m  
Total = 2240 sq ft / 208 sq m (includes garage)

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2024 by a third party.  
Produced for Shore Partnership Limited. REF: 1097234

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.





### The property

- Superb detached new home completed in early 2024
- Attractive granite and larch elevations under a natural slate roof
- Magnificent open plan kitchen / living room with large sliding doors and side window panels opening to the terrace and garden. Contemporary kitchen with solid wood tops, breakfast bar and fitted appliances including gas hob, double eye level oven, full height fridge/freezer and dishwasher.
- Separate sitting room with sliding doors to the terrace and garden
- Separate utility room
- Ground floor WC
- Part-galleried landing
- Master bedroom enjoying far reaching views with en suite shower room and dressing room
- Guest bedroom with en suite
- Three further bedrooms (five in total)
- Family bathroom

### The gardens

- Gravelled forecourt parking for two/three cars
- Integral garage
- Enclosed lawned garden and patio terrace accessed from the living room / kitchen and sitting room

### Tenure, services and general information

Freehold. Council Tax band T.B.C. Mains electricity, water and drainage. Air source heat pump. Timber frame construction with block. Render, granite and larch exteriors under a natural slate roof. 10-year warranty.

### Directions

In the centre of Mabe, follow Church Road, signposted Mabe Church/Mawnan Smith/Constantine. Continue for approx. 500 meters and the lane leading to Rosemullion is on the left.

**What 3 Words** ///snug.buns.pulses

**Distances** (All distances are approximate and in miles)

Mabe – 500 yards; Penryn – 0.6; Mawnan Smith – 3.5; Falmouth – 3.6; Helford Passage – 5.1; Mylor Yacht Harbour – 5.9; Truro – 8.1; Cornwall Airport – 27.7







PROPERTY AGENTS

Where you live matters

[shorepartnership.com](https://shorepartnership.com)

[contact@shorepartnership.com](mailto:contact@shorepartnership.com) | 01872 484484