



# Rosemullion

Church Road, Mabe







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

An attractive, detached and newly built family home, completed in 2024, enjoying a quiet yet convenient position on the edge of Mabe. Carefully considered and spacious accommodation provides a harmonious blend of comfort, functionality and style with two spacious living areas, complemented by five bedrooms and three bath/shower rooms. This fantastic modern home also includes an integral garage, parking and an enclosed 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.

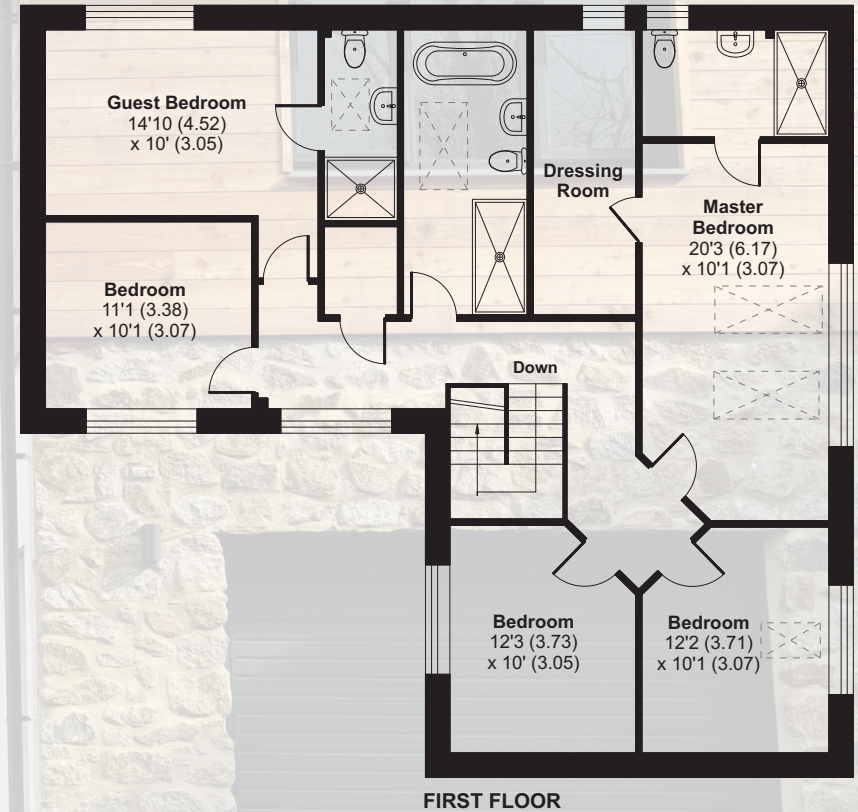
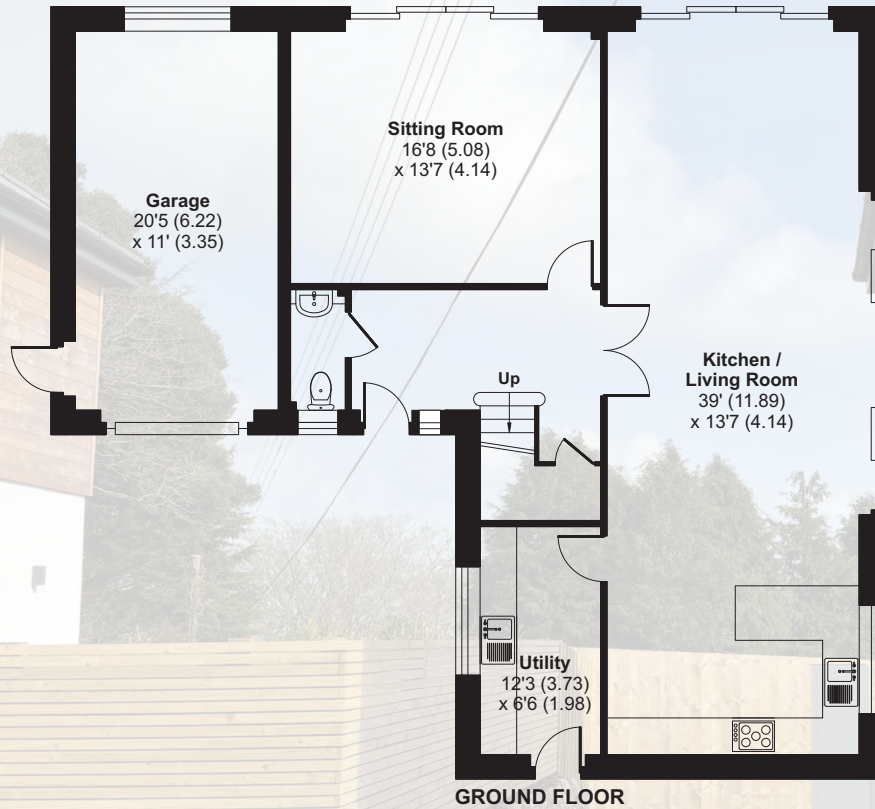




# Rosemullion, Church Road, Mabe Burnthouse, Penryn, TR10 9HW

Main House = 2487 sq ft / 231 sq m  
 Total = 2712 sq ft / 251.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Shore Partnership Limited. REF: 1095658

**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.

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### 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

- Gated driveway opens onto gravelled forecourt parking for several 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.

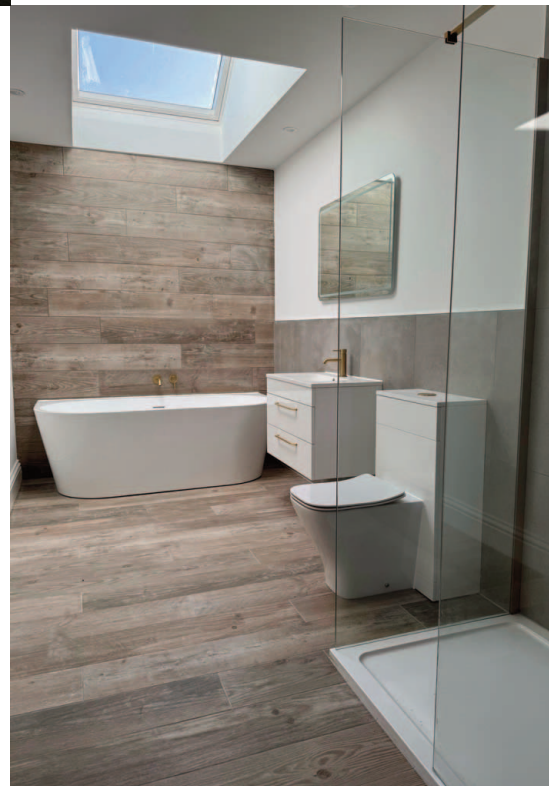
### Directions

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

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