

19 Antron Way, Mabe Burnthouse, Penryn, TR10 9HS



£715,000  
Freehold



**James Carter**  
& CO ESTATE AGENTS









\*\*\* Luxurious Detached Home\*\*\* Far Reaching 180 Degree Views Of Falmouth Bay, Pendennis Castle, The Roseland, St Mawes Castle And Flushing\*\*\* Very Tastefully Upgraded And Improved By The Current Owners\*\*\*\* Stunning Living Room With Views To The Coastline\*\*\* Upgraded Open Plan Family Kitchen Dining Room With Integrated Neff Appliances\*\*\* Four Double Bedrooms\*\*\* Master Bedroom With Spacious En-Suite\*\*\* Upgraded Modern Shower Room\*\*\* Ground Floor Cloakroom\*\*\* Utility Room\*\*\* Integral Double Garage\*\*\* Block Paved Driveway For Three To Four Cars\*\*\* Double Glazing\*\*\* Oil Central Heating\*\*\*Private Gardens With Far Reaching Views Towards Flushing\*\*\*

An exceptional opportunity to purchase what can only be described as an immaculate and deceptively spacious four-bedroom home. The property is situated within a generous and well balanced plot that enjoys far reaching 180 degree views over the coastline, these stunning views are enjoyed over the surrounding area, including over Falmouth, the Roseland peninsula and around to Flushing.

The current owners have in their time of ownership upgraded and improved the property both internally and externally. The property now providing a very spacious, modern and contemporary standard of living throughout. In our opinion the property would suit as either an ideal family home or indeed as a spacious and comfortable retirement home that is spacious enough to accommodate visiting family and friends.

Internally the property provides a generous and welcoming entrance hallway, this hallway then providing access to the spacious living room and the tastefully upgraded kitchen dining room. The living space enjoys a comfortable, light and airy feel with far reaching views to the coastline, this space also benefits from a focal point wood burning stove, whilst a broad squared arch leads you through to the recently upgraded kitchen dining room. The kitchen dining room has been very tastefully upgraded with a stunning range of modern units that incorporates a central island, quartz working surfaces and integrated Neff appliances. This room provides that all important and much coveted flexible family space, it is closely linked via the broad squared arch to the living room, in our opinion this space is undoubtedly the 'hub' of the home.

The property also provides four generous and well proportioned bedrooms, three of these bedrooms enjoying the far reaching 180 degree views of the coastline around towards Flushing. The master bedroom further benefitting from a modern ensuite bathroom. The first floor also provides a modern, tastefully upgraded shower room.

The property sits very comfortably within an established plot, the property enjoying a deep frontage that affords the property a good level of privacy, the deep frontage also providing parking for four cars on a block paved driveway. The rear gardens enjoy once more a high level of privacy, these gardens having been landscaped to provide both private seating areas and formal gardens.

In our opinion, a very high quality property to be offered for sale at this time. An opportunity not to be missed, a viewing is very highly recommended.

### **Entrance Hallway**

Very spacious entrance hallway that provides access to both the living room and to the kitchen dining room. Double glazed door set to the front with matching double glazed panel set to the side, engineered oak flooring throughout, stairs that ascend to the first floor landing, radiator, paned glazed door through to the living room.

### **Living Room**

5.38m x 5.03m (17' 8" x 16' 6") A very spacious reception room that is set to the front of the property and enjoys views over the gardens and down towards the coastline across towards flushing in the distance. Multi paned glazed door from the entrance hallway, broad double glazed window set to the front, focal point recessed wood burning stove set within granite surround with hearth below, recess to either side, engineered flooring throughout, broad squared archway that leads through to the open plan kitchen dining room.

### **Kitchen Dining Room**

7.34m x 3.99m (24' 1" x 13' 1") A stunning family sized open plan kitchen dining space that is set to the rear of the property and overlooking the gardens.

The kitchen area has been recently and comprehensively updated with the range of modern shaker style units with low profile, square edged working services over with complementary matching up stands, focal point central Island with inset five ring Neff induction hob with floating stainless steel cooker hood above, breakfast bar area set to one side with seating space below, fitted eye level Neff double oven, integrated dishwasher, integrated fridge, inset stainless sink and drainer set within working surface with mixer tap over, slate laid flooring, LED ceiling spotlights, open access from the kitchen area through to the dining area.

The spacious dining area provides space for a family sized dining table, this area of the property also enjoys direct access out to the enclosed rear gardens, the dining area also benefits from the continuation of the slate laid flooring as found in the kitchen area, radiator, broad squared archway back through to the living room.

### **Side Hallway**

Door from the kitchen dining room, double glazed door to the rear garden, slate laid flooring, door to the ground floor cloakroom/WC, additional door through to the integral double garage.

### **Ground Floor Cloakroom/W.C**

Double glazed window set to the rear, slate flooring, low level WC, vanity style sink with cupboards under, heated towel rail.

### **Utility Room**

2.49m x 2.29m (8' 2" x 7' 6") The utility room is accessed from within the integral double garage. The utility room comprises a comprehensive range of floor and wall units fitted to either side with working services over, floor mounted boiler, space for washing machine and tumble dryer, double glazed window to the rear.

### **Landing**

Very spacious landing area that provides access to the four bedrooms and the main shower room, access to the loft space, radiator, door to the airing cupboard, additional door through to the master bedroom suite.

### **Bedroom One**

4.29m x 3.35m (14' 1" x 11' 0") A very spacious master bedroom suite with the bedroom enjoying far reaching views to the front out to the coastline to Falmouth Bay around towards St Mawes the Roseland and Flushing. Double glazed window to the front, radiator, coved ceiling, door through to the ensuite.

### **En-Suite**

The master bedroom provides access to a very spacious ensuite bathroom, this bathroom having been updated and improved by the current owners. The ensuite now provides a modern P shaped bath with tiled surrounds and chrome tap and shower attachment over, vanity sink unit with tiled surrounds, low level WC tiled flooring, heated towel rail, recessed ceiling spotlights, two double glazed windows to the rear.

### **Bedroom Two**

3.69m x 2.88m (12' 1" x 9' 5") A Second spacious double bedroom that once more is set to the front of the property, this room also enjoying far reaching views out towards Falmouth Bay, the Roseland, St Mawes and around to Flushing. Double glazed window to the front, radiator, fitted wardrobe set to one wall, coved ceiling.

### **Bedroom Three**

3.83m x 3.83m (12' 7" x 12' 7") A third very spacious double bedroom this time is set to the rear of the house, this room enjoying views out over the rear garden, fitted wardrobes set to one wall, radiator, coved ceiling.

### **Bedroom Four**

3.35m x 3.04m (11' 0" x 10' 0") A very generous fourth bedroom that is set to the front of the property, This room currently being used as an office however would make a very generous single bedroom. This room also enjoys far reaching views towards Falmouth Bay, the Roseland, St Mawes and around towards Flushing. Double glazed window to the front, recess set to one side, radiator.

### **Shower Room**

The shower room has recently been tastefully updated with a modern white suite. The shower room now comprises an almost full depth walk in shower area with tiled surround and glazed screen to the side, one piece vanity unit with inset square sink unit with chrome tap over, low level WC with concealed cistern set to side, tiled flooring and walling, heated towel rail, double glazed window to the rear.

### Integral Double Garage

5.26m x 4.78m (17' 3" x 15' 8") The property benefits from a spacious integral double garage. This integral double garage enjoys the benefit of an electric roller door set to the front, power and light, double glazed window set to the side, door through to the utility room, and door through to the side hallway.

### Gardens

The property is approached to the front by a broad block paved driveway, this driveway providing parking for several cars. The front garden provides a deep frontage that affords the property a good degree of privacy. The garden is enclosed by walling to the front and has been laid out to a large area of level lawn with a variety of maturing shrubs and plants set within beds to the side. Across the front of the property there is an attractive paved terrace, this being the perfect space to enjoy either morning coffee or lunch whilst enjoying the days sunshine.

The rear garden has been landscaped to provide both private seating areas and formal gardens areas. To the rear of the dining area there is a spacious paved terrace, this enjoying the afternoon and evening sunshine, a perfect space for entertaining later in a day. At the rear of this terrace there is a timber summerhouse. The upper parts of the garden have been divided into a formal area of garden with a vegetable garden to the side. The rear garden also provides views between rooftops down towards Flushing and the coastline. At the rear of the garden there are raised beds with walling beyond that secure the privacy of this garden area.

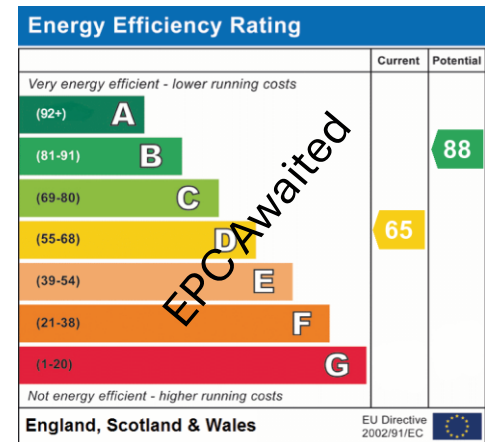
### Additional Information

Tenure - Freehold.

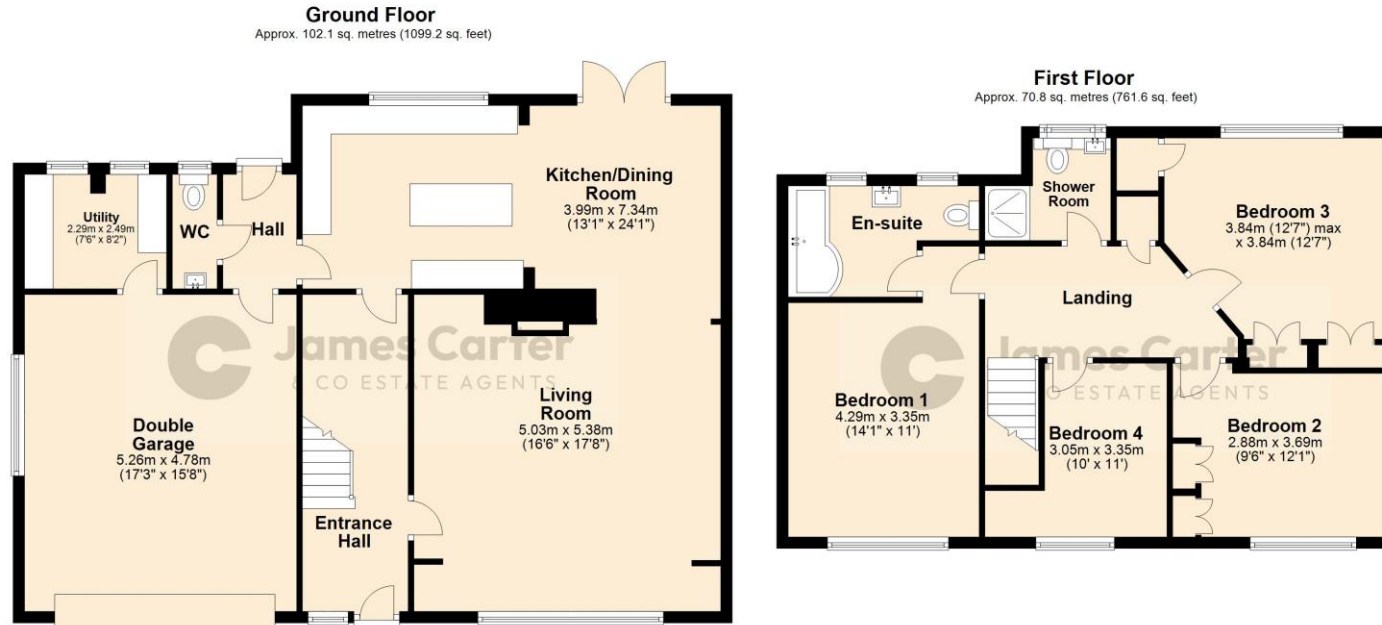
Services- Electricity, Water And Drainage, Private Oil Supply.







# FLOORPLAN



Total area: approx. 172.9 sq. metres (1860.8 sq. feet)

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