



**Mulberry House, Enys, St Gluvias, Penryn,  
Cornwall TR10 9LB**



## PROPERTY DESCRIPTION

Detached architect designed luxury home set within small private development of just two homes. This stunning detached home was completed late in 2022 to an unusually high standard by our very discerning builder client as his own personal residence. The location on the edge of Penryn heading out toward Enys gardens provides not just a peaceful location but it also provides the property with a mature setting.

The accommodation is light, airy and spacious throughout with the rear of the property enjoying private walled South facing gardens. The living room is a full depth room with a wood burner, it also enjoys bi-folding doors out to the rear garden as well as open access to the luxurious kitchen dining room. The kitchen diner is finished in high gloss luxury white units with a comprehensive range of integrated Miele appliances.

The first floor is spacious throughout with four double bedrooms, two of these providing luxurious en suite facilities, the main bedroom also featuring a walk in dressing area. There is a stunning floating style landing area that looks out over the front aspect, there is also a luxurious four piece bathroom set on this floor.

The property also benefits from a double integral garage, utility room and ground floor cloakroom. Externally there is parking for a number of cars as well as the incredibly private South facing rear gardens.

A property that is being sold with no onward chain, this is truly a rare opportunity and a viewing advised.

## FEATURES

- NO CHAIN SALE
- Architect Designed Home
- Private Tucked Away Location
- Two Luxury Ensuites
- Dual Aspect Living Room
- Dual Aspect Luxury Kitchen
- Four Double Bedrooms
- Luxury Kitchen With Miele Integrated Appliances
- South Facing Rear Garden
- Double Garage





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front with double glazed panels to either side, full height double glazing over that add light to both hallway and floating landing, herringbone oak style flooring throughout with under floor heating, oak staircase ascending with glazed panels and oak handrail, fitted cupboards providing cloaks space, oak door leading off.

### Cloakroom/W.C

Comprising a modern white suite of a wall hung vanity style wash hand basin with drawers under and chrome mixer tap over, wall hung concealed flush w.c set against a tiled background, herringbone oak style flooring benefitting from underfloor heating, LED spotlights.

### Living Room

3.45m x 8.0m (11' 4" x 26' 3") A spacious dual aspect main reception space that benefits from bi folding double glazed doors providing access to the granite paved terrace and the enclosed South facing garden, double glazed window to the front, polished granite sill under, focal point wood burning stove set on a polished granite hearth, herringbone oak style flooring with underfloor heating, squared arch through to the kitchen dining room.

### Kitchen Dining Room

3.45m x 8.0m (11' 4" x 26' 3") Fitted with a luxurious range of handle-less high gloss units with LED lighting, granite effect composite low profile working surfaces with matching upstands, Integrated high quality Miele appliances that include a full height fridge and freezer, fitted Miele eye level double oven, Miele induction hob, Miele microwave, integrated Miele dishwasher, inset stainless steel sink and drainer with Quoker hot water tap over, herringbone oak style flooring with under floor heating, LED spotlights, double glazed window to the front, double glazed bi folding doors that open out to the granite paved terrace and the South facing rear garden.

### Utility

2.3m x 2.5m (7' 7" x 8' 2") The utility is fitted with matching handleless high gloss white units, granite effect composite low profile working surfaces over with matching up-stands, inset sink and drainer, herringbone oak style flooring with under floor heating, double glazed window to the rear, LED ceiling spotlights, access to the double garage.

### Landing

A stunning floating effect galleried landing above the entrance hallway, full height double glazed windows to the front, radiator, access to loft space, doors leading off to the bedrooms and main bathroom.

### Bedroom One

3.45m x 3.75m (11' 4" x 12' 4") A wonderful master bedroom that provides a dressing area and a luxury en suite shower room. Double glazed window overlooking the rear garden, radiator, access through to the dressing area.

Space for wardrobes to either side, LED recessed ceiling spotlights, door through to the en suite shower room.

### En Suite

Comprising a modern white suite of a corner shower enclosure with glazed surrounds, chrome mixer shower over, wall hung vanity wash hand basin, chrome mixer tap over, touch sensitive LED mirror above, wall hung low level w.c, twin chrome heated towel rails, tiled flooring with under floor heating, Velux window to the side with electric opening, access to two large walk in cupboards/ eaves space to either side.

### Bedroom Two

3.45m x 3.75m (11' 4" x 12' 4") A spacious second double bedroom with an ensuite shower room. Double glazed window to the front, radiator, door through to the en suite.

### En Suite

A luxurious ensuite comprising a modern white suite of a corner shower enclosure with chrome mixer shower over, wall hung vanity wash hand basin with drawers under, touch sensitive LED mirror above, wall hung low level w.c, chrome heated towel rail, Velux window to the front with electric opening function, tiled flooring with under floor heating, LED spotlights.



### Bedroom Three

3.75m x 3.40m (12' 4" x 11' 2") A further spacious double bedroom. Double glazed window overlooking the South facing walled rear garden, radiator.

### Bedroom Four

3.75m x 3.40m (12' 4" x 11' 2") A further spacious double bedroom. Double glazed window overlooking the front gardens, radiator.

### Bathroom

The bathroom comprises a modern white suite of bath, tiled walling and central chrome taps, wall hung vanity wash hand basin with drawer under, LED illuminated mirror above, low level w.c, corner shower enclosure with chrome mixer shower over, chrome heated towel rail, double glazed window to the rear.

### Double Integral Garage

5.0m x 8.0m (16' 5" x 26' 3") Hormann sectional insulated electrically operated double door, power and light, gas boiler, door to the rear garden, door to the utility room.

### Outside

The property is approached by granite gate posts that mark the entrance to the driveway where there is parking for multiple cars. The gardens to the front comprise a small area of lawn, these gardens are walled to either side and provide access to the enclosed private rear gardens. Access can also be gained around either side of the property to the enclosed walled rear garden. The rear gardens offer an unusual level of privacy for a modern home. The owner has created a lovely granite paved terrace that enjoys a majority of the days sun and leads out to a level lawned rear garden. The gardens are walled to the sides and rear, have a number of mature shrubs and trees affording the high level of privacy found.

### Additional Information

Tenure Freehold.

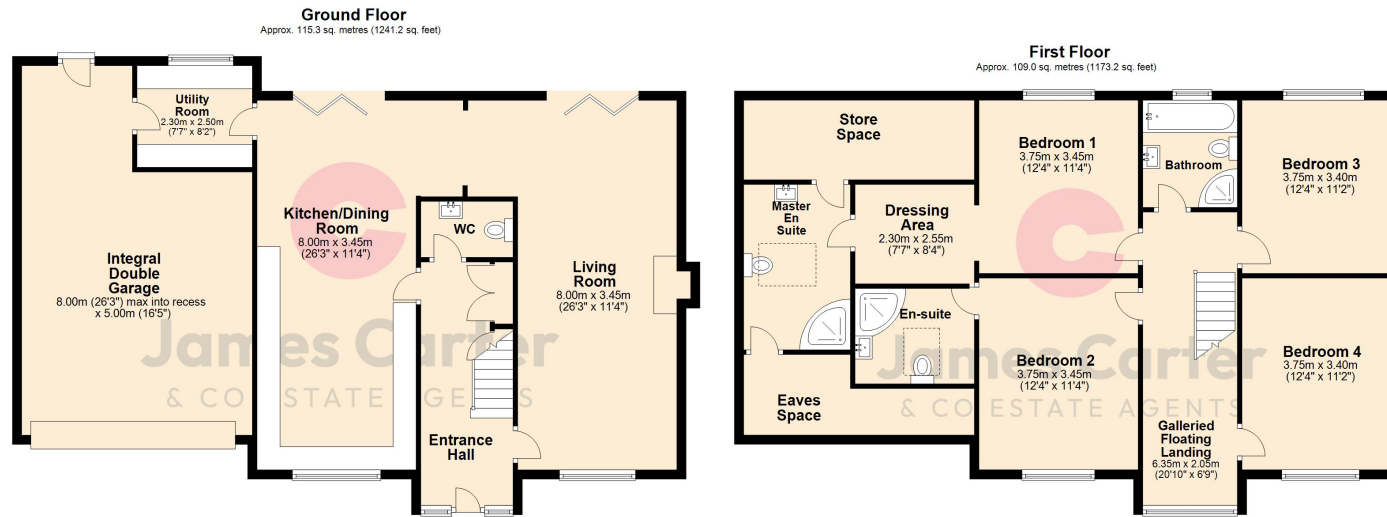
Services - Mains Electric, Water And Drainage.

Council Tax - E.

We are informed by or client that the property will benefit from a 10 year Build Zone warranty which commenced in November 2021.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Total area: approx. 224.3 sq. metres (2414.4 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 [move@jamescarterandco.co.uk](mailto:move@jamescarterandco.co.uk)

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.