



**MAP estate agents**  
Putting your home on the map

Burnthouse, St. Gluvias, Penryn

## Burnthouse, St Gluvias

Ponsanooth 1 mile | Tremough campus of Exeter University 1.5 miles | Penryn town centre 2 miles | Gyllyngvase Beach, Falmouth 4.5 miles | Truro 7 miles | Plymouth 62 miles | Exeter M5 98 miles (Distances are approximate)

This executive style detached four bedroom house is nestled in a valley surrounded by trees, hedging, wildlife and a small stream running on the perimeter of a plot approaching approximately half an acre, giving it an air of tranquility. There is a large garden, patio, parking and the driveway continues down to a further area with timber garage, workshop, shed and to a separate studio with a garage below.

Entrance porch | Lounge | Kitchen/diner | Utility | Cloakroom | Four bedrooms, principal en-suite | Family bathroom | Separate detached studio with garage below | Gardens | Patio | Parking

**Guide Price £795,000**  
**Freehold**



## Property Introduction

The house itself has an entrance porch leading into a spacious hallway. There is a lounge with a wood burner and that leads out onto an enclosed rear patio seating space, perfect for alfresco dining, a modern tasteful kitchen/dining room with separate utility and ground floor cloakroom. Many hours could be spent in the dining room looking out onto the beautiful rolling lawn, established flowers and shrubs and granite crazy paved seating space. A turned oak staircase with glass panel leads up to a galleried landing to the first floor where there are four bedrooms, principal bedroom ensuite and a family bathroom.

To the front of the property is a long driveway leading to ample parking surrounded by metal railings. Seating space completes the front. There is a gate to each side to access the enclosed rear garden with a greenhouse and shed off to one side. The rear garden is truly a delight with the established plants offering splashes of colour including a wild area for bees and insects. A pond is surrounded with lush plants and foliage and there is also a chicken coop and a sheltered seating and dining space.

The detached studio currently consists of a large room, flooded with light from the large windows with wood burner and double doors off to its own patio space. It has a garage below with double glazed door, electric, lighting and up and over door.

Why not take a look at our virtual tour to appreciate all that this beautiful property and its surroundings has to offer.

## Location

Conveniently located for Falmouth, Truro and Redruth, Ponsanooth is the nearest village to Swallow Cottage which has a popular Primary School, village stores/Post Office, lovely countryside walks in Kennal Vale Woods and a Public House and Village Hall that host many events. Secondary schools can be found in nearby Falmouth and Penryn, with the University at both Penryn and Falmouth both being within a couple of miles.

The bustling harbour town of Falmouth is just over four miles distant with a variety of cafes, restaurants, banks, a multi-screen cinema and high street shopping. Family entertainment can also be found at the National Maritime Museum and Pendennis Castle with golf available nearby at Falmouth Golf Club. Three train stations provide a link from Falmouth to Truro and beyond where there is a main line to London Paddington.

## ACCOMMODATION COMPRISES

A pathway leads to the composite entrance door opening to:-

### ENTRANCE PORCH

Glazed windows to front and side. Radiator and a further glazed door leading into:-

### ENTRANCE HALLWAY

Sweeping turning oak staircase with glass balustrade to first floor. Under stairs storage cupboard with lighting. Radiator.

### LOUNGE 18' 0" x 13' 0" (5.48m x 3.96m)

A good sized room. with double glazed window and double doors leading out onto a patio. Featuring a freestanding wood burner on a slate hearth. Spot lights and two radiators.



**KITCHEN/DINER 22' 3" x 14' 9" (6.78m x 4.49m) maximum overall measurements**

**KITCHEN**

Double glazed window. Range of duck egg blue high gloss wall and floor mounted units with Corian worktop and upstands over incorporating sink and drainer. Space for fridge, space for freezer. Integrated range style cooker with extractor hood above and slate flagstone flooring. Pantry cupboard with shelving. Door to:-

**DINING SPACE**

Double glazed doors opening to the patio and double glazed window. Two radiators.

**UTILITY 13' 0" x 5' 3" (3.96m x 1.60m)**

Range of floor mounted units with worktop over. Double glazed window and double glazed door to outside. Space for fridge and wall mounted gas boiler. Radiator. Door to:-

**CLOAKROOM**

Obscured double glazed window. Spotlighting. Low level WC and vanity wash hand basin. Heated towel rail and extractor above.

**GALLERIED FIRST FLOOR LANDING**

A dual aspect landing with double glazed windows. Loft hatch. Spotlighting. Double airing cupboard with radiator. Doors off to:-

**BEDROOM ONE 14' 9" x 12' 11" (4.49m x 3.93m)**

A dual aspect room with double glazed windows overlooking the garden. Radiator. Door to:-

**EN-SUITE SHOWER ROOM**

Obscure double glazed window. Vanity wash hand basin, low level WC and walk-in shower cubicle with mains shower and splashboarding. Heated towel rail. Extractor fan.

**BEDROOM TWO 13' 0" x 9' 9" (3.96m x 2.97m)**

Double glazed window overlooking the garden and radiator.

**BEDROOM THREE 13' 0" x 7' 9" (3.96m x 2.36m)**

Double glazed window to front and radiator.

**BEDROOM FOUR 11' 0" x 7' 9" (3.35m x 2.36m)**

Double glazed window to the front. Radiator.

**FAMILY BATHROOM**

Bath with shower over and tiled surround with glass side panel, low level WC and wall hung wash hand basin with drawers below and mirror with light above. Heated towel rail. Linoleum flooring. Spotlighting.

**FIRST FLOOR DETACHED STUDIO 21' 5" x 18' 4" (6.52m x 5.58m)**

Accessed from the patio with a slanted roof and composite cladding. Currently set up an open room a studio space with a dual aspect with large windows for maximum natural light. Double doors open to a private patio. Strip lighting. Wood burning stove.

**GARAGE 21' 0" x 18' 1" (6.40m x 5.51m)**

Up and over garage door. Double glazed window. Constructed with cavity block.

**OUTSIDE FRONT**

Tarmaced driveway leading down to the property with Cornish hedging to the side. The house itself is a lovely looking property which is timber framed and block with half slate hung exterior. There is block paved parking surrounded by metal railings and seating. Log store, greenhouse, outside tap and side access around to each side. Further parking area at the bottom. The driveway then follows down to a separate piece of land with timber garage and store, workshop and shed. A small stream runs along the boundary.

**GARDEN**

A gate to each side of the main property leads around to a rolling lawn with a pond and a variety of lush plants to include lillies, acer, trees and shrubs. Vegetable patch, wild area for bees. Chicken coop. Seating space and all enclosed by fencing. Paved granite slabs patio.

**SERVICES**

Mains water, mains electric and mains gas. Private drainage.

**AGENT'S NOTE**

The Council Tax band for the property is band 'E'

**DIRECTIONS**

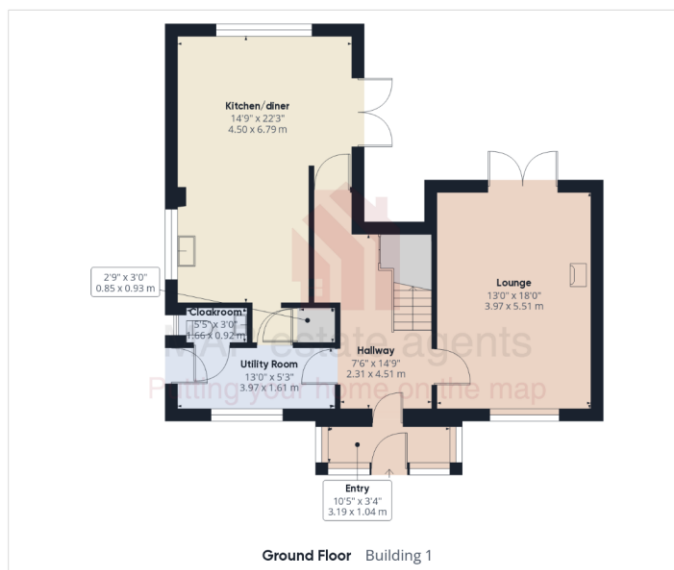
From Treluswell roundabout take A393 towards Ponsanooth, you will see a row of cottages on the right hand bend with a junction on the left. Turn right by an old fashioned light post and you will see Swallow Cottage signposted with its own driveway after the garage on the right hand side. Proceed down here. If using What3words:- arrive.rainfall.gracing





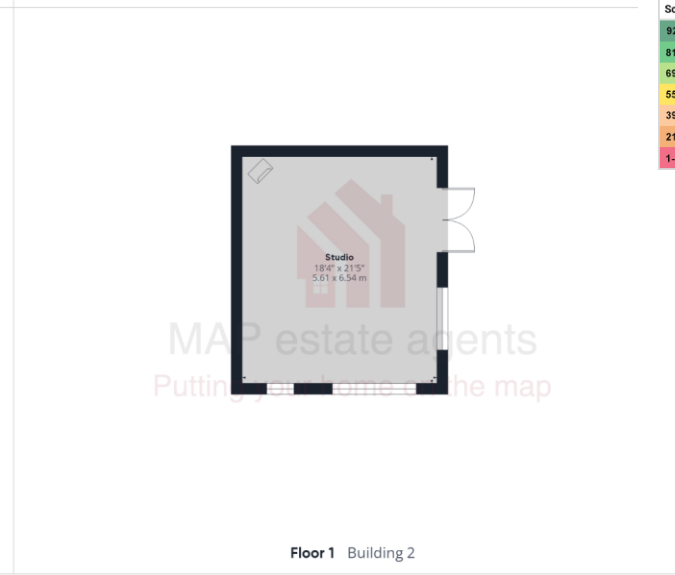
## MAP's Top reasons to view this home

- Beautiful detached home with a separate studio
- Set back from the road in a green valley
- Four bedrooms with principal bedroom en-suite
- Spacious lounge, kitchen/diner and separate utility
- Family bathroom and ground floor cloakroom
- Paved patio accessed from dining area and lounge
- Large garden with greenhouse, pond, vegetable patch and stream
- Separate studio with garage below and own outside space
- Land with large timber shed, workshop, shed and parking
- Driveway and further parking available to front of the house



Approximate total area<sup>1)</sup>  
2371.72 ft<sup>2</sup>  
220.34 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		92   A
81-91	B		
69-80	C	85   B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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