



TOM WILLS
PERSONAL PROPERTY AGENTS

Hidden Springs

Trenoweth, Mabe Burnthouse, Penryn, TR10 9HZ

£995,000



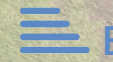
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Hidden Springs Trenoweth

Mabe Burnthouse, Penryn, TR10 9HZ

A striking contemporary home set within approximately 3.4 acres, enjoying far-reaching views across open countryside towards Falmouth Bay. Tucked away in a peaceful semi-rural position yet highly convenient for surrounding towns and the south Cornish coast, this exceptional property combines bold modern architecture with spacious accommodation (2,281 sq.ft) and beautiful natural surroundings.

- Contemporary architect-designed detached home
- Approx. 3.4 acres of gardens and land
- Elevated south-facing position with panoramic countryside and coastal views
- Four double bedrooms
- Superb kitchen/dining/family room
- Principal bedroom suite with dressing area and en-suite
- Ground floor bedroom and bathroom ideal for guests or multigenerational living
- Large gravel forecourt with extensive parking
- Air source heat pump and underfloor heating
- Offered with no onward chain





Thoughtfully designed using high-quality natural materials including slate, stone, oak and timber cladding, the property sits in an elevated south-facing position allowing the principal rooms to enjoy spectacular views across its own land and beyond towards Argal Reservoir, Falmouth Bay and the Lizard Peninsula.

Large aluminium-framed windows and doors flood the interior with natural light while perfectly framing the surrounding landscape. The accommodation has been designed with modern living in mind, centred around an impressive main family room and complemented by a striking oak staircase with glass balustrading leading to a dramatic first-floor galleried living area with floor-to-ceiling glazing

THE LOCATION

Hidden Springs enjoys a peaceful setting along a quiet country lane close to the village of Mabe Burnthouse, while remaining conveniently positioned for the surrounding towns and coast.

- Village shop, pub and primary school in Mabe Burnthouse
- Scenic walks and café at Argal Reservoir
- Approximately 1 miles to Penryn Campus
- Around 1.5 miles to the historic harbour town of Penryn
- 3 Miles from Mawnan Smith and The Helford River
- About 3 miles to the vibrant coastal town of Falmouth with beaches, sailing and access to the South West Coast Path

INTERNAL SPECIFICATION

- Large aluminium-framed windows and doors
- Striking oak staircase with glass balustrading
- Dramatic galleried living space overlooking the countryside
- Contemporary open-plan living layout
- Four generous double bedrooms
- Principal bedroom with dressing area and en-suite shower room
- Stylish family shower room serving additional bedrooms
- Ground floor bedroom and large bathroom
- Tall vaulted ceilings enhancing space and light
- High levels of insulation throughout
- Air source heat pump heating system
- Underfloor heating across the ground floor

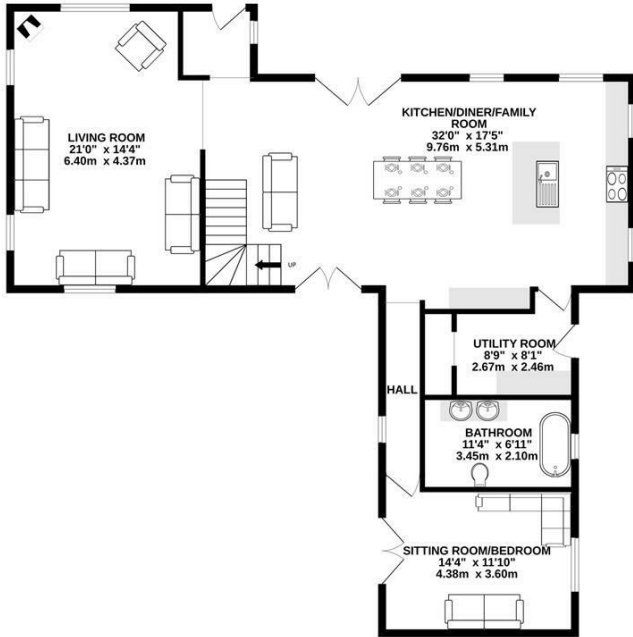
EXTERNAL SPECIFICATION

- Elevated south-facing setting
- Approx. 3.5 acres of gardens and land
- Gravel forecourt providing extensive parking
- Space for boats, trailers or caravans
- Landscaped gardens with gravel terraces and pathways
- Established planting including palms, shrubs, fruit bushes and hedging
- Gently sloping pasture field forming part of the grounds
- Attractive pond fed by a natural stream
- Beautiful open countryside views

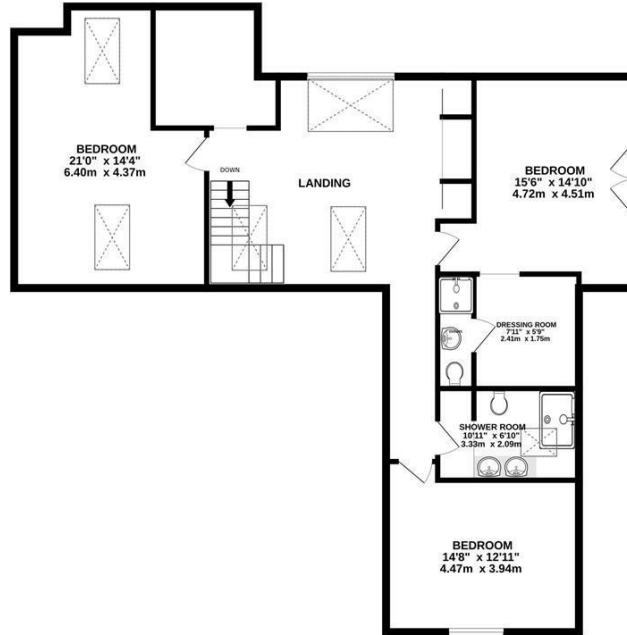
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity and water are connected to the property. Air source heating provides hot water and central heating. Private drainage. Fibre broadband to the property. EPC - 88 (B) . Council Tax - Band F. Possession - Vacant possession with no onward chain. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**

GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 2282sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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