



Ruan Minor, Cornwall, TR12 7LJ

Guide Price £595,000

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***** Highly sought after countryside location in South West Cornwall *****
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Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this beautifully presented four-bedroom home, situated in a fabulous rural position that embodies the very best of the Cornish countryside.

And for those who crave coastal adventures, you'll be pleased to know that some of the area's most scenic seaside spots – like Kennack Sands, Mullion Cove, and Polurrian Beach – are just a ten-minute or so drive away. Whilst we love this area, we think we may love the interior of this property even more! This much-loved home has undergone an extensive course of refurbishment, and the end results are impressive to say the least. The home now exudes quality and style, featuring light filled and spacious interiors, that offer exceptional versatility – making this home stand heads and shoulders above its contemporaries. Outside, you'll find a generously sized garden and ample parking for multiple vehicles, with space to accommodate a motorhome or boat. Gorgeous property? Check.

Fabulous location? Check. Exceptional outdoor space? Absolutely, check. Please get in touch to arrange a viewing, we will be delighted to give you the full property tour!







The Approach

As you drive down the charming, tree-lined country lane surrounded by open fields, a sense of calm sets in, and the stresses of the day begin to fade away. Soon, you arrive at the gated entrance to the property, where a spacious driveway and garage provides ample parking for multiple vehicles—ideal for families with several drivers. A good size garden surrounds the property, and offers space for pets and children to roam and play freely. The property itself makes an impressive first impression, showcasing a unique and spacious design. Its exterior blends materials beautifully, with rendered block, locally sourced exposed stone, and stylish cladding. Extensions on either side lend it a pleasing bilateral symmetry that adds to its character. Now, shall we step inside?

The Property (Ground Floor)

A warm and welcoming entrance hall greets you, offering ample space for coats and boots. From here, doors lead to the kitchen/diner, the main reception room, and a ground-floor bedroom. This ground-floor bedroom is wonderfully practical, especially suited for multi-generational living or those with relatives who may find stairs challenging. It features a beautifully appointed en-suite shower room and convenient built-in storage—something we at Hunters truly appreciate for its practicality!

The sitting room is truly exceptional, flowing seamlessly into the stunning orangery to create a combined space that stretches nearly 28 feet in length. A two-sided wood-burning stove warms both this room and the adjacent dining room, adding cosy charm. With its south-facing orientation, the sitting room is



bathed in natural light, while the orangery boasts beautiful exposed A-frames and beams, vaulted ceilings, quality herringbone floors, and French doors that open onto the garden—a truly inviting retreat.

The kitchen/diner might just be the showstopper here. Looking like something straight out of a top interior design magazine, this space is sure to impress friends and family alike. An extensive array of ultra-high-gloss cabinetry with soft-close mechanisms offers abundant storage, making it a chef's dream. The herringbone flooring continues here, complemented by high-spec built-in appliances, including a dishwasher, oven, electric hob with extractor, a massive built-in fridge and freezer, and an instant hot water tap over the sink. The views from the window beyond the sink are of picturesque countryside. The gorgeous Dekton countertops, made from durable man-made quartz, provide ample space for meal prep. In the dining area, bifold doors open directly to the garden, perfect for summer entertaining and barbecues. Every detail has been considered here for both beauty and practicality—an ideal blend for a remarkable home.

Adjacent to the kitchen is a well-appointed utility room with even more storage, workspace, and plumbing for a washing machine and dryer, plus an additional sink. Off the utility, you'll find a beautifully finished ground-floor cloakroom, access to the garage with an electric door, and a door to the front elevation.

The Property (First Floor)

Heading upstairs, one of the first things you'll notice is the generous landing—an often underrated yet valuable space in any home. The three bedrooms on this





level are impressively spacious, each featuring built-in storage and offering stunning countryside views. Presented to impeccable standards, these rooms continue the elegant herringbone flooring found throughout the home.

Additionally, there's a handy eave storage room and a beautifully appointed shower room, complete with a high-quality white suite and luxurious fixtures that lend a spa-like feel. Every detail has been thoughtfully chosen to create a refined, relaxing retreat.

The Outdoor Space

The property is set within a generous plot, with most of the garden extending to the front and sides, providing a serene atmosphere surrounded by countryside and farmland—a perfect setting for enjoying local wildlife. There is ample parking for multiple vehicles as well as a garage, offering both convenience and practicality. This outdoor space truly enhances the charm and tranquility of the home.

Useful Information

Local Authority: Cornwall Council

Council Tax Band: D

Energy Performance Certificate Rating: Current E48 - Valid Until 05 November 2034. (Potential D60)

Services: Mains water and electricity. LPG central heating. Private drainage.

(Hunters do not verify connection)

Freehold Title

Benefit from vehicular right of way along private lane to reach property

Owners inform us: An agricultural clause was removed on the property and a certificate of lawfulness for existing use in place. See condition 5 of decision notice 34451/W under the application reference W/KR/69/29828 dated 30 December 1969.

These particulars and marketing materials are intended to give a fair description of the property but no responsibility for any inaccuracy or error can be accepted. These particulars have been produced based on information provided by, and approved by, the sellers. We have not tested any services or appliances (including central heating if fitted) referred to in these particular and the purchasers are advised to satisfy themselves as to the working order and condition. All measurements are approximate.



Book your viewing today!

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	60
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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Adjewednack, Ruan Minor, TR12

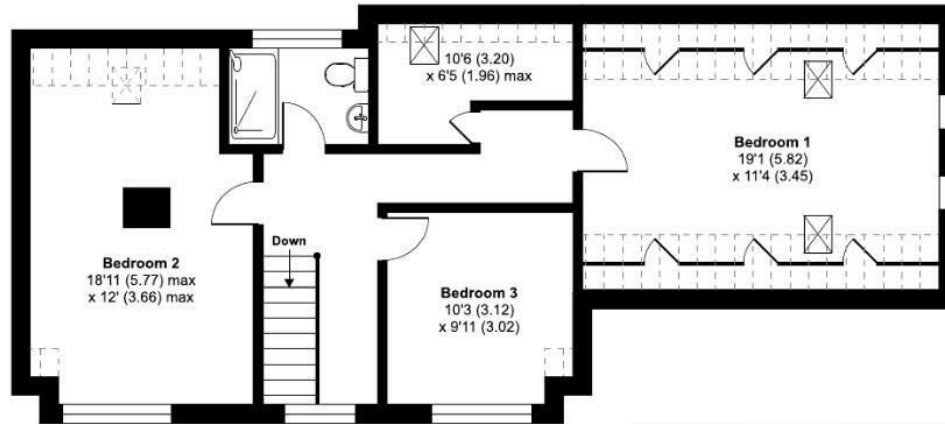
Approximate Area = 2035 sq ft / 189 sq m (includes garage)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2284 sq ft / 212.1 sq m

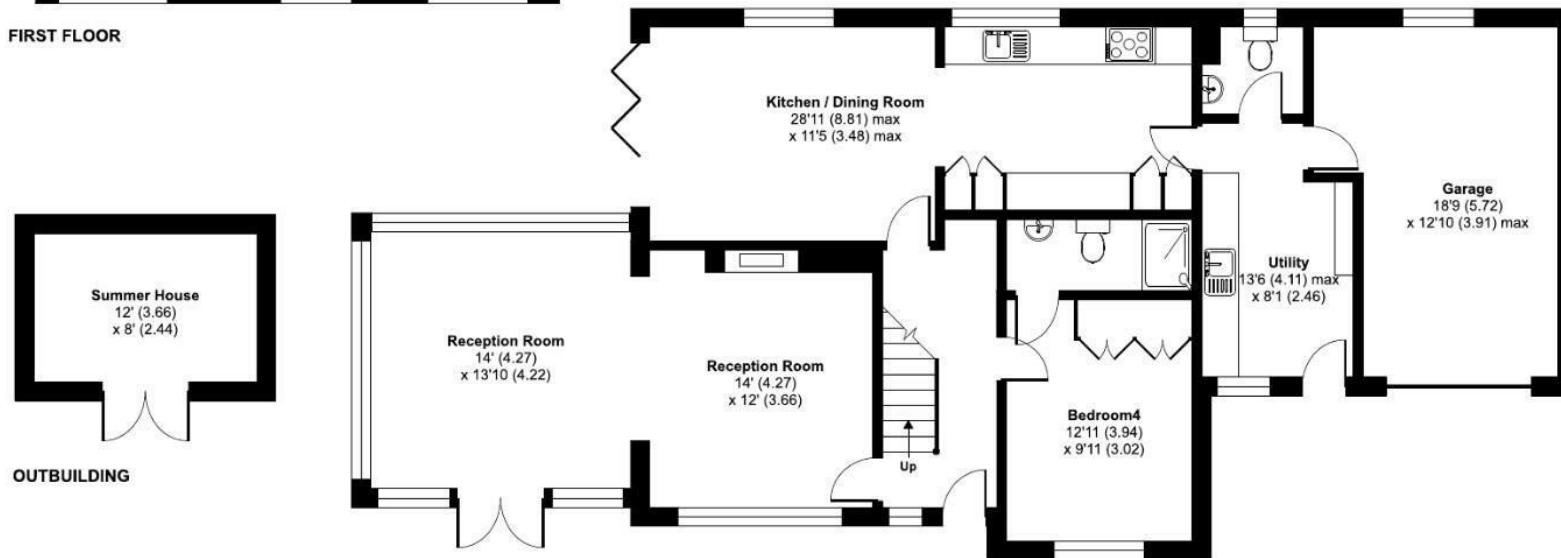
For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR

Summer House
12' (3.66) x 8' (2.44)

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Hunters. REF: 1208271

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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