



Trannack House,







Trannack House,

Heamoor, Penzance, Cornwall, TR20 8UP

Heamoor 1/5 mile Penzance Centre 1 mile Marazion 3 miles

A diverse quality country property with a number of assets including a fine Victorian house and self-contained flat, 3-bedroom cottage, 2-bedroom apartment, ancillary buildings, beautiful grounds & woodland

- Main House with Self-contained Apartment
- 2-Bedroom Apartment
- Workshop with Potential for Conversion (stp)
- Deciduous Woodland
- Freehold
- 3-Bedroom Conversion
- Garaging & Ancillary Buildings
- Magnificent Gardens and Grounds
- Total about 4.21 Acres
- Council Tax Bands A to E

Guide Price £1,650,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Trannack House is rurally situated about ¼ mile to the east of Hearn Moor and about a mile from the centre of the harbour town of Penzance. Penzance forms the commercial centre of the Lands End peninsula and offers a mixture of restaurants and galleries and is home to the terminus of the London Paddington line.

With junctions to the A30(T) about a mile distant, Trannack House is ideally positioned to access the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

BRIEF DESCRIPTION

Trannack House offers a wonderful country residence with a wide variety of property assets set within beautiful grounds which will appeal to prospective purchasers looking for multi-generational living, or generating an income or, as the current owners have, a combination of both.

With numerous photovoltaic panels linked to the feed in tariff, thermal panels and a natural supply of wood, Trannack House is cost efficient.

TRANNACK HOUSE AND SELF-CONTAINED APARTMENT

Being a handsome Victorian residence, Trannack House itself offers spacious, well laid out and flexible accommodation in that the residence can be occupied either as a single 4/5 bedroom family home, or as a quality home with an externally accessed self-contained first floor apartment.

There is an inviting Reception Hall with striking ornate carved wooden panelling with Cloakroom off with space for boot storage and hanging coats and door to inner WC, and Hallway leading to an Inner Staircase Hall. There are three front Reception Rooms being a Morning Room/Study off with fitted book-shelving; a fine Drawing Room and well-proportioned Dining Room - each with attractive fireplaces. Off the Inner Staircase Hall is a Boot Room with doors to outside.

The house boasts a spacious Kitchen/Breakfast Room with matching range of shaker style base and eye level units with rolled worktops to splashback tiling and including single drainer sink unit with vegetable bowl and mixer tap, inset fan assisted oven and grill, 4 gas rings, vegetable baskets, space for refrigerator, solid fuel Rayburn set in tiled fireplace recess and fitted bureau with numerous cupboards and drawers, desktop space and fitted shelving. There is a useful Utility Room with deep Belfast sink and meat safe with cold slab shelving.

An impressive turning balustrade staircase leads to the first floor with a magnificent Master Bedroom with En Suite Bathroom with panelled bath, wc and wash basin and Second well-proportioned Bedroom with fully tiled En Suite Shower with wash basin - each with views to the sea.

A Landing door leads through to an Inner Landing and self-contained first floor flat, which is also approached via an external spiral staircase. The flat includes a well-equipped Kitchen with modern range of matching units with rolled worktop surfaces to splashback tiling, inset fan assisted oven and grill with 4 gas rings and extractor hood over, breakfast bar, further cupboards and fitted larder cupboard, and opening to Living Room with fireplace, double aspect enjoying views as far as St Michaels Mount and Marazion; Bedroom with views; 2nd Bedroom/Reception Room and Shower Room with quadrant fully tiled shower, wash basin and wc.

Adjoining Trannack House at the rear is a traditional outbuilding known as 'The Workshop' from which it is considered there is good potential to create additional self-contained accommodation if desired - subject to all necessary consents and approvals.

TRANNACK VEAN

It is believed Trannack Vean was converted from a stable block or barn in the late 1950s.

Today this detached dwelling presents two-storey detached accommodation including on the ground floor a Kitchen with range of Shaker style base units with rolled worktops to splashback tiling and matching eye level cupboards, single drainer sink unit with mixer tap, 4 ring hob with extractor hood over, fan assisted oven and grill, space for refrigerator, freezer, dishwasher and washing machine and Larder off; Dining Room; Living Room with arched picture window and wooden fireplace with inset woodburner set on slate hearth and separate WC.

On the first floor with high ceilings is a Landing, three Bedrooms - two with built in wardrobes - separate WC and Shower Room with fully tiled shower and wash basin..





TRANNACK LE AND GARAGING

A well presented self-contained apartment situated over lower level double Garaging and side Stores. Trannack Le is well-presented to the market and comprises an Entrance Hall, well equipped Kitchen, Living Room with outlook over the gardens, Bathroom and two Bedrooms.

Above is an externally accessed pitched roof space and with outside balcony enjoying wonderful tree height views of the garden and woodland.

THE GARDENS, GROUNDS AND DECIDUOUS WOODLAND

These are a particular feature of the sale. The beautifully presented mature gardens and grounds have been thoughtfully landscaped, laid out and well managed by the current Vendors.

Immediately to the front of the house is a wide paved terrace with open area of level lawn beyond, with borders and granite steps down to a lower level which is well stocked with mature shrubs and trees. Various pathways meander through the gardens the west and discover a variety of 'hidden' enclaves and inner gardens including a thatched Gazebo. Indeed, the gardens are a plantsman's delight with a large collection of Rhododendrons and Camellias, varieties of Eucalyptus and Magnolia, specimen trees including Cork Oak, Tulip Tree, Foxglove Tree, Pocket Handkerchief Tree, Giant Burmese Honeysuckle, Maidenhair Tree, Mulberry, Kiwi and so forth.

Within the gardens are numerous Sheds and Outbuildings including Garden Stores, a timber framed Pole Barn and fine Combination Building incorporating a Summerhouse, Log Store and Tool Shed.

To the west of the gardens is a parcel of attractive woodland which conjures up its own environmental and conservational appeal, as well as being a useful source of firewood.

TENURE AND POSSESSION

Freehold. The Trannack Le is sold subject to an Assured Shorthold Tenancy or with vacant possession after Wednesday 25th September.

NB

There is a planning application submitted to Cornwall Council for residential development of land to the south of Trannack House. The land slopes away from Trannack House, there are some mature screening trees and a provision for a strip of landscaped land between the edge of the site and the nearest houses. If granted, is only accessed from the A30 Penzance bypass away to the south. Please contact Stags for further information.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

On approaching Penzance on the A30(T), pass Sainsburys keeping in the left-hand lane. At the roundabout take the exit towards the town centre. After about 150 yards turn right onto the B3311 towards St Ives. Drive under the A30(T), continue uphill for about 400 yards and where the road bears sharply to the right, turn left towards Newmill. Ignore the next turning to the right and the entrance to Trannack House will then be seen on the right-hand side after about a further 250 yards.

SERVICES

Mains water and electricity connected. Private drainage systems. Solid fuel central heating to Trannack House. Electric central heating to Trannack Vean. Electric radiators to Trannack Le and Heights.

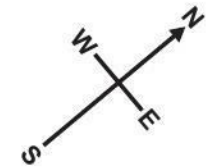
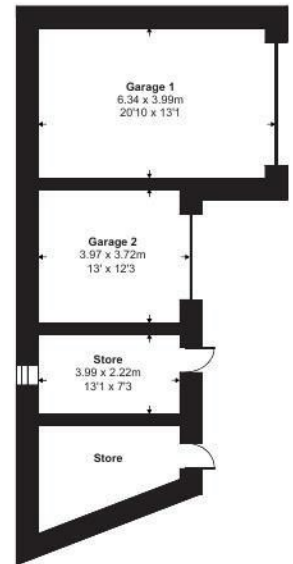
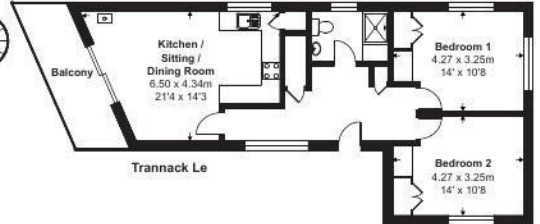
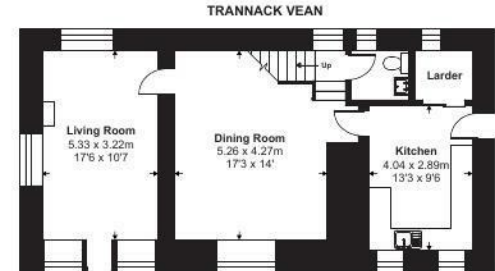
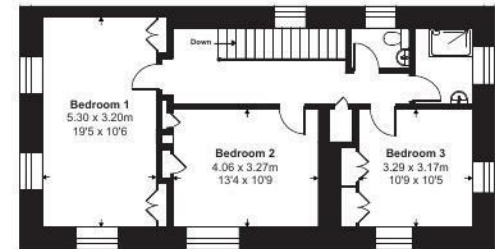
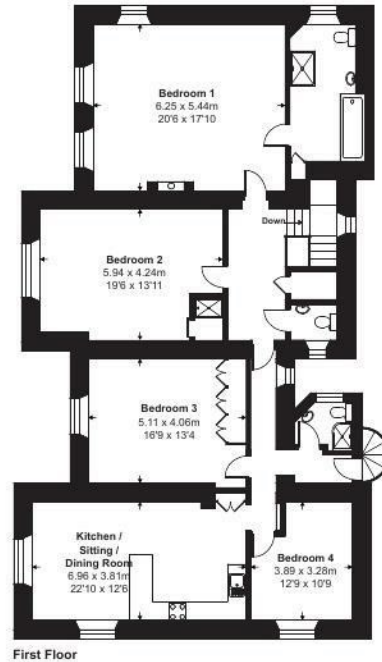
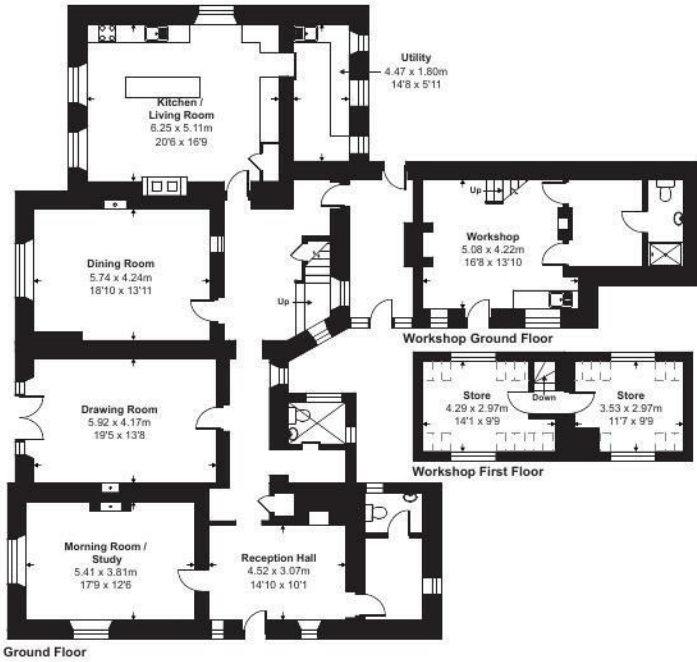
35 photovoltaic panels connected to the feed-in tariff. 5 solar thermal panels which boost hot water in the house and Trannack Vean.

Standard, Superfast and Ultrafast Broadband available (Ofcom). Mobile coverage inside - likely from EE, O2 and Vodafone and likely to be limited from Three and outside - likely to be available outside from EE, O2 and Three and Vodafone (Ofcom).

Approximate Area = 4051 sq ft / 376.3 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Trannack Le = 725 sq ft / 67.3 sq m
 Trannack Vean = 1429 sq ft / 132.7 sq m
 Garage / Stores = 607 sq ft / 56.3 sq m
 Workshop = 549 sq ft / 51 sq m
 Total = 7415 sq ft / 688.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1112270



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



