



Lanhethians



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Porth Kea, Truro, Cornwall, TR3 6AL

Truro - 3 miles Cowlands Creek - 1 mile Falmouth - 12 miles

A spacious and well presented character cottage set in a peaceful rural hamlet with fabulous countryside views and beautifully landscaped garden

- Sought after rural hamlet near Truro
- Farmhouse style kitchen/breakfast room
- 2 Further reception rooms
- 4 Bedrooms (1 en-suite)
- Freehold
- Garden room with shower & wc
- Dining room/sun room
- Walking distance of Kea School
- Superb landscaped gardens
- Council Tax Band F

Guide Price £795,000

SITUATION

Situated in an Area of Outstanding Natural Beauty, Porth Kea is a peaceful rural hamlet less than a mile from the picturesque Cowlands Creek and inlets of the Truro and Falmouth rivers.

Lanhethians is surrounded by rolling countryside and abundant scenic walks with The National Trust Gardens at Trelissick close by and the King Harry Ferry offering a picturesque shortcut to the coastline of the Roseland peninsula.

There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro approximately three miles distant. Also within easy reach is Loe Beach with moorings and boat lay-ups together with direct access to The Carrick Roads and some of the finest day sailing waters in the country.

THE PROPERTY

Lanhethians is an attractive detached cottage that affords well presented character accommodation with a number of fine individual features.



The spacious living areas include a splendid farmhouse style kitchen with cream electric Aga and doors to the conservatory. To the rear is an impressive sun room/dining room with high ceiling and lovely views over the garden. The formal sitting room enjoys a triple aspect with high vaulted ceiling and wood burning stove recessed into fireplace with slate hearth. Completing the ground floor is a contemporary conservatory across the front with fabulous rural views, a second reception room, bedroom 4/study with adjacent shower room and finally a utility room.

On the first floor are three bedrooms (one en-suite) together with a shower room.

OUTSIDE

At the front of the property there are two driveways which comfortably park 4 cars and a small front garden with stone wall and mature shrubs and flower beds.

The extensive rear gardens are beautifully landscaped and mostly laid to lawn interspersed with mature shrubs and trees. Directly from the property is a patio area with steps leading up to the lawns with established flower beds either side. In total, Lanhethians stands amidst a plot of 0.35 acre.

A particularly noteworthy addition is a detached 'Garden Room' with electric heating, a wc and shower, ideal for overspill guest accommodation, a studio or home working. Garden shed. There is an outside tap which leads from the well, this can be used to water the plants but is not potable.

SERVICES & NOTES

Mains electricity and water. Private drainage. Gas LPG central heating. Additional well water (not potable). Ultrafast broadband is available in the area (Ofcom). Mobile network is Limited indoors and Likely outdoors (Ofcom)

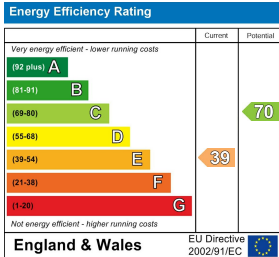
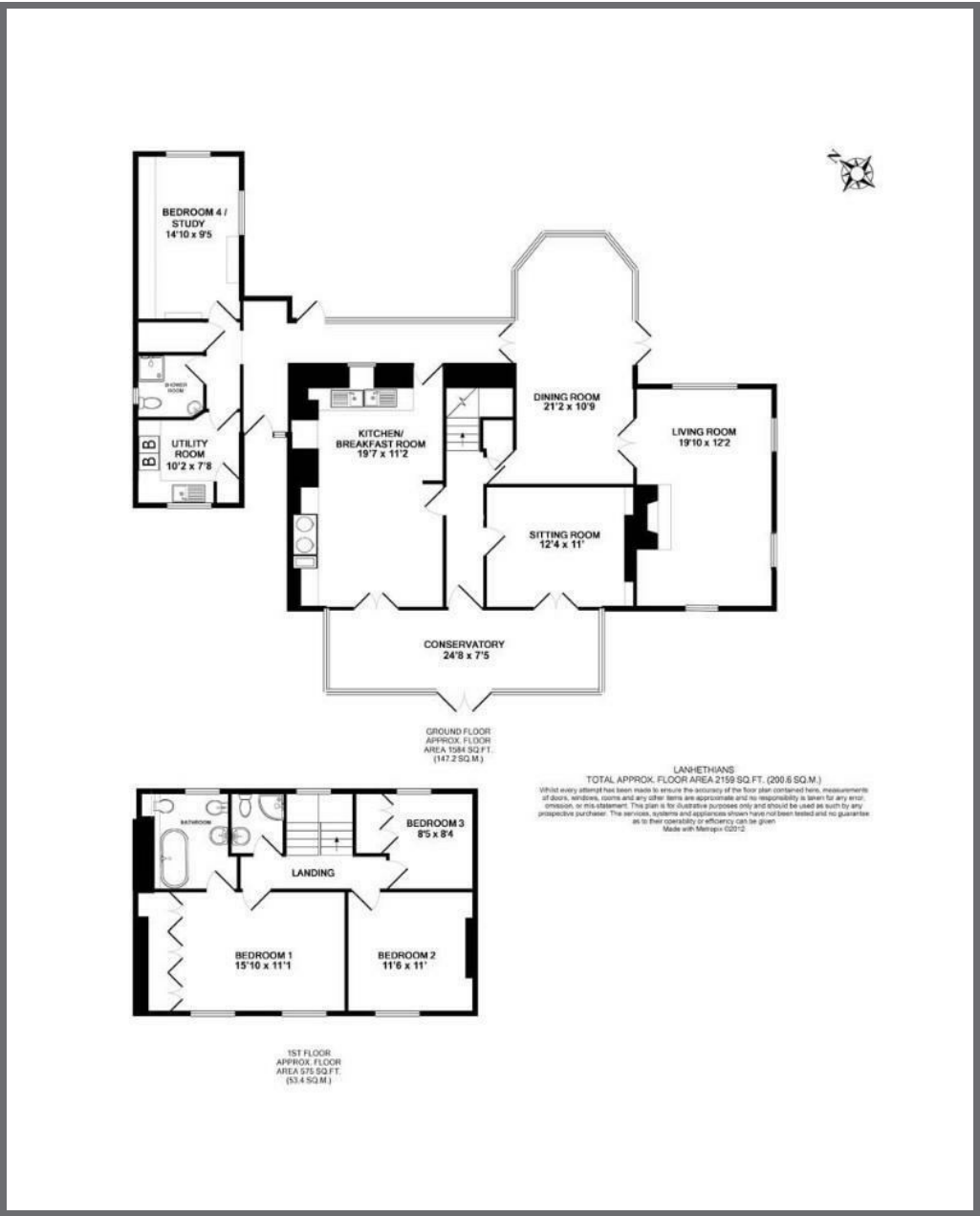
The photographs were taken in May 2023 and the property is now unfurnished.

DIRECTIONS

From Stags office on Lemon Street, proceed up Falmouth Road. Pass over the 2 roundabouts onto Arch Hill and continue to follow the A39 for a mile and take a sharp left signposted 'Porth Kea, Coombe and Cowlands', at the junction turn left and then immediately turn right. Continue for about a mile and Lanhethians will be found on the left hand side.



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.



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



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