



Church View & Building Plot, Lamanva, Near Falmouth, TR10 9BJ

Guide Price £1,200,000

A superbly proportioned and constructed detached, individual, high quality house, designed and built for our clients c. 2015, situated on the outskirts of a small, semi-rural hamlet, immediately south of picturesque College Reservoir, 3 miles from the university campus at Tremough and just a few minutes' drive from Mawnan Smith, beyond which is the beautiful Helford River and south Cornish coastline. Accessed by a long, private, tree-lined driveway, the house is set in grounds which extend to approximately 2 acres and which, since 16 May 2023, include Outline Planning Permission for the construction of an additional, detached, individual dwelling - Cornwall Council Reference: PA23/01987.

Key Features

- Superb detached individual house
- 4/5 bedrooms, 3 bath/shower rooms
- 'Engineer's' double garage/workshop - ideal for the car enthusiast
- Outline Planning Permission for a separate second dwelling
- Extremely well proportioned and appointed with under-floor heating throughout
- Countryside views to Mabe Church
- Gardens and grounds of approximately 2 acres
- EPC rating C



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

SHELTERED ENTRANCE

Paved and with oak beams providing direct, level and easy access from the extensive forecourt. Panel-effect door with glazed side panels, cloaks storage and double internal oak doors with glazed panelling opening into the:-

CENTRAL RECEPTION HALL

A superb, spacious, welcoming reception area with broad, easy rising, turning staircase leading to the galleried first floor landing. Under-stair storage cupboard, oak-effect laminate flooring.

PLANT ROOM

Large capacity Gledhill pressurised hot water system with dual immersion heater, Honeywell timer switching and converter from the solar panelling, providing hot water. Oak-effect laminate flooring, electrical trip switching.

DOWNSTAIRS SHOWER ROOM/WC

A spacious ground floor facility with white three-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, fully tiled shower cubicle with mains-powered shower. Slate-effect laminate flooring, one wall with ceramic tiling, towel rail/radiator, extractor fan.

GROUND FLOOR BEDROOM FIVE/STUDY

14'10" x 18'8" (4.54m x 5.71m)

A highly adaptable and extremely well proportioned light, oak-effect laminate flooring, double aspect room with window to the side elevation and broad window to the front, overlooking the forecourt and gardens. Currently used as a large office, ideal for future proofing as a ground floor bedroom, in combination with the nearby shower room, or as a further reception room etc.

SITTING ROOM

14'11" x 19'1" (4.56m x 5.84m)

Again, double aspect, with window to the side elevation and sliding patio door to the rear, enjoying a lovely outlook over the paved sun terrace, gardens and beyond to miles of surrounding countryside. Glass-fronted log-burner on slate hearth with oak mantel over. Inset downlighting with dimmer switching. Oak-effect laminate flooring.

KITCHEN/DINING ROOM

An extremely well proportioned family sized room with patio doors with retractable awning, and a broad window to the rear elevation, again enjoying a lovely outlook over the gardens to surrounding unspoilt countryside.

DINING AREA

13'0" x 14'6" (3.98m x 4.44m)

Glass-fronted log-burner, again on a slate hearth and with oak mantel, inset downlighters, oak-effect laminate flooring.

KITCHEN AREA

13'3" x 14'6" (4.04m x 4.44m)

Comprehensively appointed with a full range of cream painted Shaker-style units with ample round-edge worksurfaces between with complimentary tiled splashbacks. Peninsula unit, inset double bowl stainless steel sink unit with mixer tap and waste disposal unit, integrated Bosch dishwasher, large

Falcon range cooker with Rangemaster illuminated stainless steel extractor canopy over. Bosch tall fridge, pantry unit, corner carousel, inset downlighters. Oak-effect laminate flooring. Casement door to the:-

UTILITY ROOM

Fitted with a matching range of wall and base units. Stainless steel sink unit with mixer tap, recesses with plumbing for washing machine and tumble dryer, oak-effect laminate flooring, wall mounted Worcester Propane gas fired boiler providing domestic hot water and central heating. Window overlooking the forecourt, coat storage, space for fridge and freezer cabinet. Matching casement door leading to the:-

SIDE PORCH

Providing sheltered access from the front and rear elevations, with tiled flooring, light and power connected, views over adjacent kitchen garden area and, beyond, to Mabe Church.

FIRST FLOOR

GALLERIED LANDING

10'9" x 21'10" (3.28m x 6.66m)

A particularly light and spacious landing with casement door opening onto a front-facing balcony, with stainless steel and glazed balustrading, enjoying a particularly sunny aspect, overlooking the gardens and grounds beyond. Broad walk-in storage/linen cupboard, access to over-head loft storage area.

BEDROOM ONE

14'10" x 14'2" (4.54m x 4.34m)

Broad window to the front elevation, range of fitted full height built-in wardrobes providing ample hanging and storage space. Oak-effect laminate flooring. Dressing lobby, door to:-

SHOWER ROOM

White suite comprising a broad shower cubicle with mains-powered twin head shower, pedestal wash hand basin with mixer tap. Slate-effect laminate flooring, one wall ceramic tiled. Obscure glazed window to the side elevation, extractor fan, tall towel rail/radiator, inset downlighters, door to:-

SEPARATE WC

Complimentary white two-piece suite comprising a low flush WC and pedestal wash hand basin with mixer tap. Slate-effect laminate flooring, extractor fan, obscure glazed window to the side elevation.

BEDROOM TWO

14'11" x 10'1" (4.55m x 3.08m)

Window to the rear elevation, enjoying panoramic views over the gardens and foreground to rolling countryside surrounding Mabe Church. Eaves storage areas, large built-in full height double cupboard. Oak-effect laminate flooring.

FAMILY BATH/SHOWER ROOM

Another extremely spacious room with white four-piece suite comprising a low flush WC, fully tiled shower cubicle, panelled bath with handgrips and mixer tap with hand-held shower attachment, wash hand basin with mixer tap and cupboards below. Access to eaves storage areas, two ceramic tiled walls, inset downlighters, slate-effect laminate flooring, towel rail/radiator.

BEDROOM THREE (UPSTAIRS SITTING ROOM)

15'1" x 9'11" (4.60m x 3.03m)

A very versatile double aspect room with window to the side elevation overlooking the grounds and broad window to the rear, with low sill, providing another lovely outlook over the grounds and surrounding countryside. Oak-effect laminate flooring. Access to eaves storage areas.

BEDROOM FOUR

12'11" x 11'0" (3.95m x 3.37m)

Again, double aspect, window to the side overlooking the grounds, and broad window to the front overlooking the forecourt. oak-effect laminate flooring. Eaves storage areas, built-in double cupboard providing yet more storage.

THE EXTERIOR

'Church View' sits in a plot which extends to approximately two acres.

DRIVEWAY

To the eastern corner, a broad private entrance with double gateposts and twin timber gates opens onto a sweeping concreted driveway which is lined to both sides by an 'avenue' of trees. To either side of the entrance, there are granite retaining walls, a shrub bed and raised area of lawn with timber fencing which continues the length of the front boundary of the plot area.

GARAGE/WORKSHOP

22'4" x 19'3" (6.81m x 5.88m)

This really is a superb feature of 'Church View', specifically designed and built by the current owners to accommodate vintage cars and a heavy duty hydraulic lift. Electronic roller door, light and power connected, courtesy door to the gardens, reinforced flooring and sufficient head height to construct a mezzanine storage area, if required.

THE GARDENS

Surrounding 'Church View' there are attractively stocked and landscaped gardens including a kitchen garden area to the eastern side of the house, and formal lawns and broad terrace with sun awning to the rear, directly accessed from the living accommodation, ideal for outside dining and entertaining, and enjoying the far-reaching views to Mabe Church. A gravelled forecourt provides extensive parking and ease of access to the sheltered entrance.

OUTBUILDINGS

Directly opposite the gravelled forecourt is a range of useful buildings including a large timber potting shed, tractor store and equipment shed - (18'0" x 17'7" (5.48m x 5.35m), which opens onto the paddock. A Propane gas storage tank is discreetly positioned behind hedging.

PADDOCK

Lying to the southern side of the driveway, completely level and laid to lawn with secure fencing and hedging to the side and rear boundaries. This area is currently simply laid to formal lawn but would also be ideal for those with small livestock, intensive cultivation and a high degree of self-sufficiency.

THE PLOT

Sits to the eastern side of the house where there is currently

a block-built outbuilding, beyond which sweeping views exist over miles of countryside to Mabe Church and outskirts of the village beyond. Outline Planning Permission was granted on 16 May 2023 for the construction of an additional, detached, individual dwelling - Cornwall Council Planning Reference: PA23/01987 - details of which are attached, full details of which are available in the normal manner on Cornwall Council's Online Planning Register.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private drainage. Propane gas fired central heating, supplemented by solar panelling. Under-floor heating throughout.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From the A39 Truro to Falmouth road, take the exit at Treliever Roundabout into the village of Mabe Burnthouse. In the centre of the village, proceed directly across the crossroads, following the signs to Mawnan Smith. Proceed passed Argal Reservoir on the right-hand side and at the crossroads turn right, signposted to Constantine and Gweek. The entrance to 'Church View' will then be found after approximately 300m on the left-hand side as you enter the hamlet of Lamanva.





Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA23/01987

Agent:

Influence Planning - D Mitchell
108 Treffy Road
Truro
Cornwall
TR1 1WE

Applicant:

Church View
Lamanva
Penryn
Cornwall
TR10 9BJ

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Outline Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 8 March 2023 and accompanying plan(s):

Description of Development: Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for a single dwellinghouse

Location of Development: Land Adj To Church View
Lamanva
Penryn
Cornwall
TR10 9BJ

Parish: Budock

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 16 May 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/01987

CONDITIONS:

- 1 Details of the appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DATED: 16 May 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/01987

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed PLAN 02 received 08/03/23

Proposed PLAN 03 received 08/03/23

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

DATED: 16 May 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

IDOX/ACOUTZ

NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.co.uk/pcs. A copy of the completed appeal form must also be submitted to the Council.

Please Note:- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK. (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

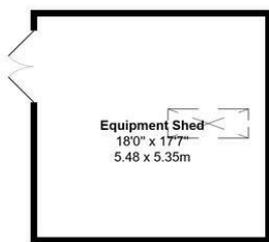
Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

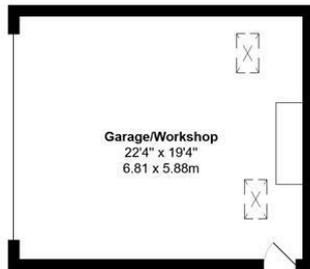
In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.





Approx Area: 29.3 m² ... 315 ft²

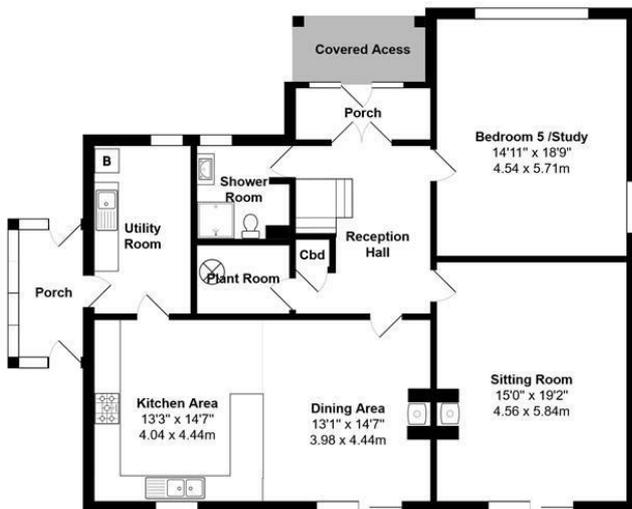


Approx Area: 40.0 m² ... 431 ft²

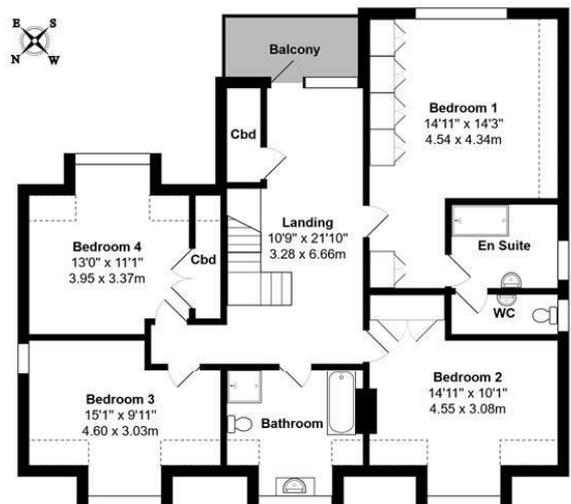
Lamanva, Penryn, TR10 9BJ

Total Approx Area: 2593 ft² ... 240.9 m² (excluding covered access, garage/workshop, equipment shed, balcony)

All measurements are approximate and for display purposes only



Ground Floor
Approx Area: 131.2 m² ... 1413 ft²



First Floor
Approx Area: 109.7 m² ... 1181 ft²