

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, detached bungalow situated in a super rural setting with grounds and gardens of circa half an acre, on The Lizard Peninsula.





Although in need of updating to realise its full potential, the property offers the basis of a spacious family home in this delightful setting. The mature grounds and gardens are an absolute delight with many specimen plants, trees and shrubs. In the past the owners have had an allotment area and poly tunnel whilst from many points in the garden great far reaching rural views are enjoyed.

The accommodation, in brief, provides an entrance porch, entrance area, lounge with wood burner leading in to a sun room, dining room/fourth bedroom, fitted kitchen, utility area, three bedrooms, two of which are en suite and there is a further shower room with W.C. The property is warmed by oil fired central heating and is double glazed.

Approached down its own private driveway there is plenty of parking with large turning area, double garage and extensive grounds and gardens.

Set on the beautiful Lizard Peninsula an area designated as an "area of outstanding national beauty." The village of Ruan Minor is within easy reach with its village store/post office/coffee shop, community pavilion and playing fields. Down the hill from Ruan Minor is the fishing village of Cadgwith with its renowned public house and cove where a small fleet of fishing boats still operate from the beach. The sands at Kennack Beach is a five minute drive away for those who enjoy a surf/beach lifestyle. The market town of Helston is approximately eleven miles distant with more extensive amenities which include national stores and leisure centre with indoor pool. Schooling is available for primary children in Ruan Minor and comprehensive schooling at the nearby village of Mullion. Cornwall is served by transport links that include mainline railway stations and an international airport at Newquay.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Half glazed stable door to

#### ENTRANCE PORCH

With window to the front aspect, stone wall and glazed door and side panel to

#### ENTRANCE HALLWAY

With boiler cupboard and door to

#### LOUNGE 5.4M X 4.2M (17'8" X 13'9" )

With window to the front aspect, impressive fireplace housing a wood burner set on a stone hearth and surround with wood mantel over. (There is some obvious water damage around the chimney breast). With arch to

#### SUN ROOM 3.8M X 3.1M (12'5" X 10'2" )

With extensive glazing and views out on to the garden.

#### DINING ROOM 3.2M X 2.7M (10'5" X 8'10" )

With a window to the rear aspect and door to.

#### KITCHEN 3.5M X 3M (11'5" X 9'10" )

With a fitted wood kitchen, with worktops incorporating a double bowl sink drainer and a ceramic hob. There are a mixture of base and drawer units under, wall units over, built-in oven, oil fired Warmster Range cooker, window to the side aspect, space for a dishwasher, loft hatch to roof space, tiling to the floor. Door to

#### UTILITY AREA 2.5M X 2M (8'2" X 6'6" )

With Belfast style sink, a worktop with base and drawer units, tiled floor and door to

#### REAR PORCH AREA

With worktop with spaces provided for a washing machine and tumble dryer, tiling to the floor and window and door to the rear aspect.

From the entrance hallway there is a door to the

#### INNER HALLWAY

With two windows to the front aspect and doors to

#### BEDROOM ONE 4.2M X 3.5M (13'9" X 11'5" )

With built-in wardrobes and overhead storage, window to the rear aspect overlooking the garden and door to

#### EN SUITE

A wet room style with tiled walls and floors, pedestal wash handbasin, close coupled W.C., light with shaver socket and a window to the rear aspect.

#### BEDROOM TWO 2.8M X 3.2M (9'2" X 10'5" )

With a window to the rear aspect overlooking the garden and a rural outlook. With door to

#### EN SUITE BATHROOM

With a suite that includes a panelled bath, close coupled W.C., tiled shower cubicle, window to the rear aspect.

#### BEDROOM THREE 3.2M X 2.8M (10'5" X 9'2" )

With a window to the rear aspect and built-in wardrobe.

#### OUTSIDE

Approached down its own driveway, one enters a generous parking area with turning circle that leads to a

#### DOUBLE GARAGE 5.3M X 4.8M (17'4" X 15'8" )

With two up and over doors, window to the rear aspect, power, light and eaves storage.

## GARDENS & GROUNDS

The gardens are an absolute delight with formal areas, planted with mature trees and shrubs. From many points lovely far reaching rural view are enjoyed towards Kuggar and the Poltesco Valley. There is a large former allotment area which would seem ideal for those wishing to grow their own vegetables. The owner has previously had a polytunnel and greenhouse on this area.

## DIRECTIONS

From Helston take the main A3083 towards The Lizard and after approximately eight miles take the turning left which is signposted for Ruan Minor and Kennack Sands. Continue along past the sign for Ruan Minor village and turn left at the crossroads signposted for Kuggar/Kennack Sands. Continue along down the lane for a short distance and take the next left. Continue along the private lane and Treall Lodge will be found towards the top of the lane and on the right hand side.

## SERVICES

Mains water, electricity. Private drainage.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## COUNCIL TAX BAND

Council Tax Band E.

## ANTI MONEY LAUNDERING REGULATIONS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

## PROOF OF FINANCE – PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

25th April, 2023.

# TREAL LODGE TREAL, RUAN MINOR, CORNWALL, TR12 7LS PRICE GUIDE £585,000



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.  
These measurements have been made to provide an approximate indication of the size of the property. They are not intended to be used as a basis for any legal or financial transaction. They are not intended to be used as a basis for any legal or financial transaction. They are not intended to be used as a basis for any legal or financial transaction.



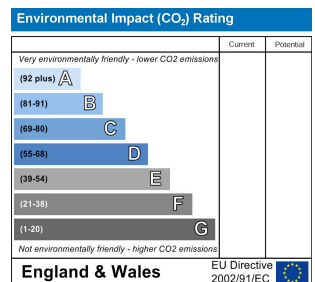
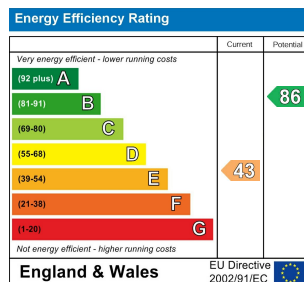
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OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737



Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)