

CHRISTOPHERS

ESTATE AGENTS



OPEN HOUSE - NO APPOINTMENT NECESSARY

Friday 4th October, 2024 2.30 pm - 3.30pm Wednesday 9th October, 2024 12pm - 1.00pm



An exciting opportunity to purchase a detached, five bedroom period house with generous gardens in need of wholesale renovation and refurbishment to achieve its full potential.

Treal House is enviably located towards the end of a private country lane within a short drive of the sought after rural village of Ruan Minor and iconic coastal fishing cove of Cadgwith.

Enjoying an outlook over mature gardens and grounds approaching half an acre, the property offers great scope and potential for those wishing to restore to its former glory or redevelop (subject to any required permissions or consents).

With five bedrooms and two reception room, Treal House offers the basis of a versatile and well proportioned family home, once any required works and refurbishments have been completed.

The accommodation comprises a lounge, parlour, kitchen, cloakroom, bathroom and five bedrooms.

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. There is a central village hall and snooker room.

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)

Glazed door to -

ENTRANCE HALLWAY

Doors to dining room and lounge.

LOUNGE 3.7M X 3.62M (12'1" X 11'10")

With window and outlook to front.

PARLOUR 3.9M X 3.36M (12'9" X 11'0")

With working top surfaces, Aga, windows to the front and side aspects, door to rear entrance hall and door to kitchen.

KITCHEN 3.1M X 2.8M (10'2" X 9'2")

Dated kitchen, window to side aspect.

From the entrance, stairs rise to a half landing with steps down to a rear passageway with doors to -

BEDROOM ONE 4M X 3.2M (13'1" X 10'5")

With outlook to side aspect.

BEDROOM TWO 4M X 3.2M (13'1" X 10'5")

With outlook to the side aspect.

BATHROOM

With panelled bath and sink. Frosted window to side aspect.

CLOAKROOM

With W.C.

Stairs rise to the first floor.

BEDROOM THREE 4.2M X 3.4M (13'9" X 11'1")

With outlook to the front aspect.

BEDROOM FOUR 3.4M X 3M (11'1" X 9'10")

With outlook to front aspect.

BEDROOM FIVE 3M X 3M (9'10" X 9'10")

OUTSIDE

To the side and rear of the property are a number of old outbuildings and stores which could be adapted and converted to provide further ancillary accommodation or storage, subject to any necessary permissions or consents.

Although currently overgrown, the enclosed, mature gardens to the front, side and rear, offer great potential and good degrees of privacy.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX BAND

Council tax band F.

VIEWING

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

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 Treal Lodge will be found towards the top of the lane on the left hand side.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

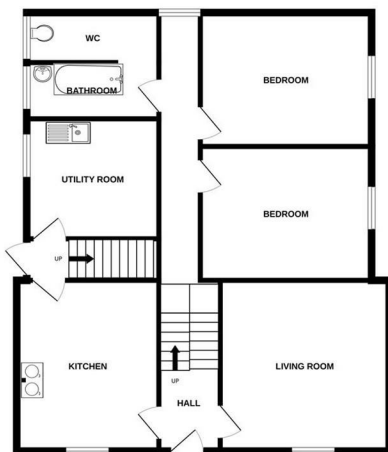
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

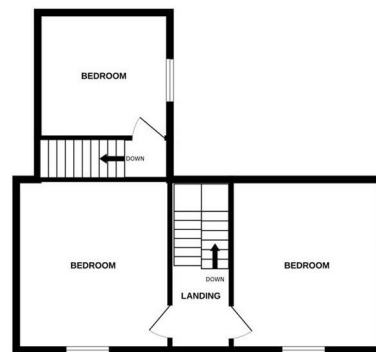
24th September 2024

TREAL HOUSE TREAL, RUAN MINOR, CORNWALL, TR12 7LS PRICE GUIDE £300,000

GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



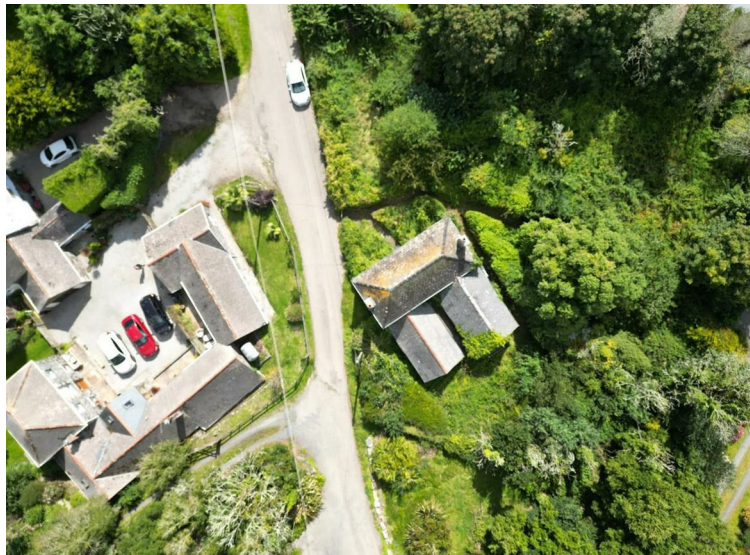
1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		65	7
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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