



Substantial 5 bedroom detached residence

Completely refurbished throughout to a high specification

Idyllic and secluded rural location offering a good degree of privacy

Gardens and grounds of approximately 5.5 acres

Ruan Minor, Near Helston

Situated in a tranquil and secluded rural location within easy reach of the Lizard Peninsula's picturesque coastline, a spacious and immaculately presented five bedroom detached residence offered to market with no onward chain. The property has recently been the subject of a comprehensive course of modernisation and the quality of finish, specification and attention to detail are a credit to our vendors. The property would seem ideal as a family home or as a second home. Viewing highly recommended.

Asking Price Of £449,950



Property Description

ACCOMMODATION

On the ground floor the versatile accommodation now comprises a light and welcoming entrance hall, 29' lounge/ diner with French doors opening out onto a raised decking area, 15' exquisitely refurbished kitchen with utility room off, 3 well proportioned bedrooms (one with en suite shower room) and a modern spacious family bathroom. A feature staircase ascends to the first floor which enjoys far reaching countryside views and from the master bedroom sea glimpses towards Kennack Sands. On the first floor, there is a 16' landing/ additional reception area leading onto two further bedrooms. The property is double glazed and warmed by oil central heating.

OUTSIDE

The property is set in approximately 5.5 acres of well established gardens and grounds with two detached single storey outbuildings, one of which is adjacent to the driveway and has previously been used as a garage and workshop.

COMPOSITE DOUBLE GLAZED DOOR TO:-

ENTRANCE VESTIBULE

Coir matt flooring. Radiator. Door to:-

ENTRANCE HALL

Light and welcoming entrance hall. Carpeted floor. Staircase to first floor. Doors to:-

BATHROOM

3.7m x 2.06m Spacious family bathroom fitted with contemporary white suite comprising panelled bath with marble effect tile splashback, shower cubicle with boiler fed shower, pedestal hand wash basin and low level W.C. Vinyl flooring. Obscure UPVC double glazed window to front aspect.



KITCHEN

4.57m x 2.9m Light and airy kitchen recently refurbished with great attention to detail. A range of waist and eye level modern cream cabinets. Wood effect work surfaces incorporating stainless sink with mixer tap over. Built-in oven, hob and extractor fan. Smoked wood effect laminated flooring. UPVC double glazed window to side aspect. Space for dishwasher. Radiator. Door to:-

UTILITY

2.13m x 2.29m Wood effect work surface with storage space underneath. Oil fired combination boiler. Space and plumbing for washing machine. UPVC double glazed window to front aspect. Smoked wood effect laminated flooring. Door to:-

PORCH

1.75m x 1.65m Composite door to front aspect. UPVC double glazed window to side aspect. Tiled flooring.

LIVING/DINING ROOM

9.1m x 3.86m maximum measurements. Bright and open plan living/ dining room with French doors leading out onto a feature raised decking area, perfect for enjoying the summer months. Feature wood burning stove with tiled hearth and contemporary surround. UPVC double glazed windows to rear aspect.

BEDROOM

4.78m x 3.4m maximum measurements. Two UPVC double glazed windows to front elevation. Radiator. Carpeted flooring.

BEDROOM

3.6m x 3.38m UPVC window to front and side elevations. Radiator. Carpeted flooring.

BEDROOM

5.38m x 3.86m maximum measurements UPVC window to rear and side elevations. Carpet. Radiator. Door to:-

EN SUITE SHOWER ROOM

Modern white suite comprising low level w.c., pedestal wash hand basin and corner shower cubicle. Vinyl flooring. UPVC obscure double glazed window to side aspect.

FIRST FLOOR

LANDING/RECEPTION AREA

4.98m x 4.78m Double glazed Velux windows to front and rear aspects. Useful storage built into eave space. Radiator. Carpeted floor. Doors to:-

BEDROOM

6.6m x 4.98m maximum measurements. UPVC window to side aspect enjoying far reaching countryside views and sea glimpses towards the beautiful Kennack Sands. Radiator. Carpeted flooring.

BEDROOM

UPVC window to side aspect enjoying far reaching countryside views. Radiator. Carpeted flooring.

OUTSIDE

Approached from a scenic and quiet country lane, a neatly gravelled driveway leads up to the property. Adjacent to the driveway is a spacious **SINGLE STOREY BLOCK AND STONE OUTBUILDING** which has been previously used as a garage and workshop. The gardens surrounding the property are mainly laid to lawn with a large raised feature decking area to the rear, perfect for alfresco dining. Adjacent to the property is the first of three fields totalling approximately **5.5 ACRES** of picturesque Cornish countryside. The first of which contains the property's second **OUTBUILDING** which is of block construction.

AGENTS NOTE

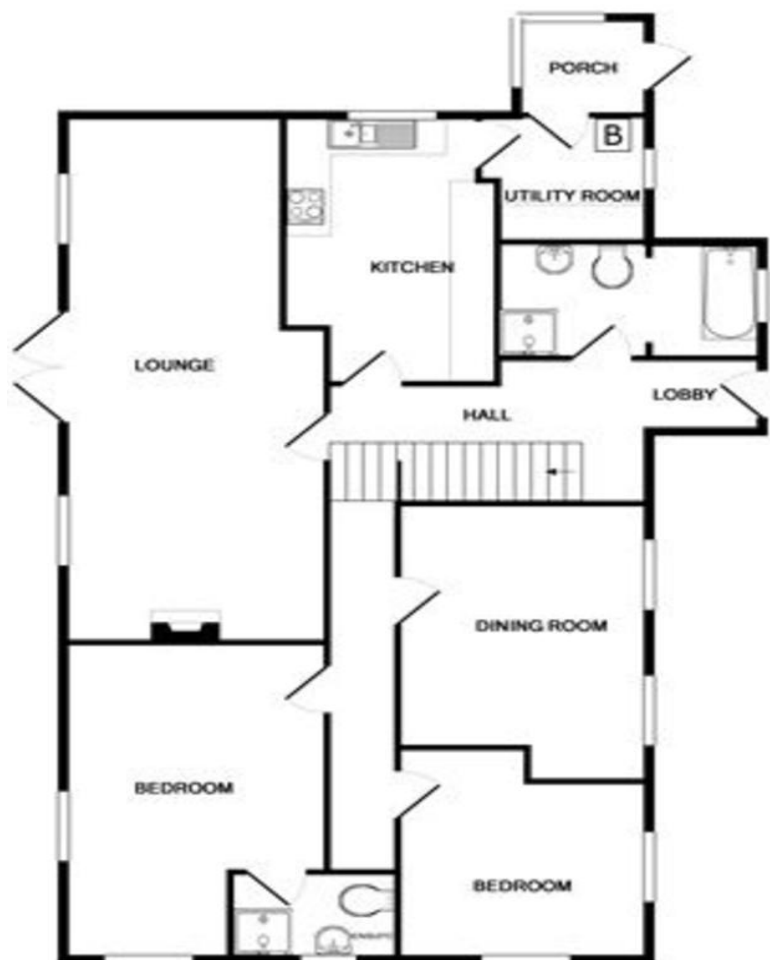
In accordance with the Estate Agency Act 1979 we inform you that a member of our staff has a relation who is connected to the vendor of this property.

COUNCIL TAX BAND

'C'

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metropix G2017



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

TO ARRANGE A VIEWING PLEASE CONTACT

Helston Office

01326 572434

helston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



14 Meneage Street, Helston,
Cornwall, TR13 8AB

01326 572434
helston@millerson.com

www.millerson.com

