



LANNER MILL
ST ALLEN TRURO,
TR4 9AX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LANNER MILL

ST ALLEN

TR4 9AX

ATTRACTIVE DETACHED FORMER MILL WITH OUTBUILDINGS
AND FOUR ACRES OF MATURE GARDENS

In a very quiet rural location yet just three miles from Truro city centre. Conveniently located with easy access to the north Cornish coast, the A30 for quick commuting in and out of the county. A beautifully presented former mill keepers cottage and working mill tastefully refurbished and amalgamated into one fabulous individual home with lots of accommodation.

Magnificent mature gardens extending to approximately four acres with an artificial lake which is naturally fed and an amazing selection of shrubs, plants and trees. Perfect for keen gardeners and those looking for space and seclusion with the benefit of being within close proximity of Truro.

Six bedrooms (master with en-suite bathroom), kitchen/dining room, living room, study, conservatory, shower room and bathroom. LPG and Air Source Heat Pump Heating.

Former detached garage/workshop, large open fronted shed, office, two stores and workshop. Driveway providing parking for several cars and ample space for trailers, motorhomes etc.

Tenure: Freehold. Council Tax Band G. EPC E

A real gem - viewing essential.

GUIDE PRICE £850,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

There are very few properties within a five mile radius of Truro city centre with mature grounds, privacy and surrounded by glorious countryside. Lanner Mill has this and much more. Located in a quiet and picturesque valley setting, the property is literally a ten minutes drive from Truro city centre with its fine selections of shops, restaurants and excellent schools. Lanner Mill has been owned by our clients for twenty one years during which time it has been extremely well cared for and improved. The whole property is in good condition although the bathrooms are now dated and prospective purchasers are likely to upgrade these.

Originally a working mill with separate millers cottage, it was successfully amalgamated many years ago creating this unique and spacious family home. Lanner Mill has an abundance of charm and character with very high ceilings and large, well proportioned rooms. The accommodation is over two floors and includes a superb modern bespoke kitchen/breakfast room, conservatory, dining room, sitting room, spacious entrance hall and cloakroom. On the first floor are six bedrooms and bathroom, the master is particularly large with en-suite bathroom. All of the rooms enjoy pleasant views over the mature gardens. All of the windows and doors are double glazed and there is an air source heat pump for heating backed up by two LPG boilers. The gardens and grounds extend to approximately four acres and are a delight, being well stocked with many interesting shrubs, plants and trees, there are also areas of undisturbed mature woodland. A feature of the property is the fabulous lake with resident ducks and the River Allen which meanders through the garden, it is a natural haven for wildlife. There is a very useful range of outbuildings including garage/studio, workshop, study and stables. A driveway provides lots of parking and ample space for trailers, caravans etc. An internal viewing is essential.



LOCATION

Lanner Mill lies within St Allen parish and is only three miles from Truro city centre. It is a very quiet, picturesque hamlet accessed by pretty country lanes and a lovely area in which to walk and enjoy the countryside. Idless Woods are a short walk from the

property whereby you can enjoy circa 200 acres of Forest England managed woodlands. You are also able to cycle from here in to Truro using only minor roads. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a flagship Marks and

Philip Martin



Spencer store, historic cathedral and several excellent private and state schools. The Hall for Cornwall offers a varied programme of entertainment, there is a four screen cinema in Truro and eighteen hole golf courses are available at Truro, Falmouth and St. Austell. The nearby creeks of St. Clement and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth. The A30 is close by with excellent commuting throughout the county and further afield.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A spacious hallway and a fine introduction to the house. Feature granite archway, slate floor. Double doors to sitting room. Stairs to first floor. Storage cupboard. Radiator. Double door to kitchen/dining room.

CLOAKROOM

A coloured suite with low level w.c, and wash hand basin. Radiator. Slate floor and window to front.

KITCHEN/DINING ROOM

29'11" x 13'3" (9.14m x 4.06m)

A modern kitchen with excellent range of base and eye level kitchen units. Huge central island with built in breakfast bar. Mercury range cooker with gas hob and tiled splashback, extractor hood over. Double drainer stainless steel sink and built in NEFF appliances including fridge/freezer and microwave. Twin aspect with windows to side

and rear. Slate floor. Telephone point. TV point in the dining area. Two radiators. There is a rear door from the dining area to the outside of the property and glazed bifold doors to:

CONSERVATORY

12'2" x 9'1" (3.73m x 2.79m)

Double glazed sliding and hinged doors opening to side garden and patio. Solid glass roof and slate flooring.

From Entrance Hall, double doors to:

STUDY

15'5" x 12'11" (4.72m x 3.96m)

Two windows to front. Radiator. Very high ceilings with exposed beams. Woodburning stove. Two radiators. Feature wall and huge archway through to:

LIVING ROOM

23'11" x 19'1" (7.31m x 5.84m)

A well proportioned twin aspect room with windows to front and side and French doors opening to front. High ceiling with exposed beams. An extensive full height range of bespoke Oak bookshelves. Stairs to first floor. Telephone point. TV point. Three radiators.

LANDING

Window to side. Two radiators. Door to rear deck providing sitting out space with outside light. Storage cupboard. Second staircase down to entrance hall.

BEDROOM TWO

14'9" x 11'8" (4.50m x 3.56m)

A twin aspect room with windows to front and side. Loft access with retractable ladder leading to a substantial mainly hard floored open storage area which expands both across this room and the Master bedroom. Radiator.

BEDROOM THREE

11'6" x 11'1" (3.51m x 3.40m)

Window and glazed door opening onto deck with external stairs leading to garden and parking. Radiator.

SHOWER ROOM

A tiled room. Low level w.c, pedestal wash hand basin, shower cubicle, heated towel rail, electric shaving point, extractor fan. Window to side.

MASTER BEDROOM

19'3" x 12'9" (5.87m x 3.89m)

Twin aspect with windows to front and side. Built in wardrobes. Radiator. Telephone point. Door to:

EN-SUITE SHOWER ROOM

Low level w.c, pedestal wash hand basin, built in cupboard space, double shower cubicle with fully tiled surround, extractor fan, heated towel rail, electric shaving point, frosted window to side.

BATHROOM

A coloured suite with low level w.c, panel bath, vanity sink unit, heated towel rail. Frosted window to side. Loft access.



BEDROOM FOUR

13'3" x 10'7" (4.06m x 3.23m)

A twin aspect room with windows to front and side. Huge walk in cupboard housing two LPG central heating boilers, hot water tank, linen shelving and the solar thermal control panel. Master telephone socket.

BEDROOM FIVE

13'3" x 7'8" (4.06m x 2.36m)

Window to side, radiator.

BEDROOM SIX

13'3" x 10'7" (4.06m x 3.23m)

Twin aspect with windows to side and rear. Radiator. Built in wardrobe.



OUTSIDE

Lanner Mill is approached from a quiet country lane and a gateway opens into a driveway that provides parking for several vehicles and access to the former garage and outbuildings. The gardens extend to approximately four acres and are a credit to the current owners, who have created these over many years from overgrown scrub

land and added a splendid naturally fed lake. Many specimen shrubs and plants have been planted which are now well established and provide year round colour and interest. The grounds include large lawns and many trees and the whole property is a haven for wildlife. There is a productive vegetable garden with greenhouse.

OUTBUILDINGS

There is an extensive range of outbuildings that have been used for a variety of purposes during our clients ownership including home office space, workshop, machinery shed and stabling for llamas. Workshop plus:

OPEN FRONTED SHED 10.8m x 3.58m.

FORMER DOUBLE GARAGE 5.77M X 5.64m.

OFFICE - 3.44m x 3.44m.

SERVICES

Private water and drainage. Mains electric. Combination of LPG and air source heat pump heating. Solar thermal hot water panel.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 turning left onto the A39 at the traffic lights just before Waitrose. Turn left signposted to Treworgans (just after the right hand turning to Trispen and St Erme). Follow this road for approximately one mile and Lanner Mill is easily located on the right hand side.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Philip Martin



Philip Martin

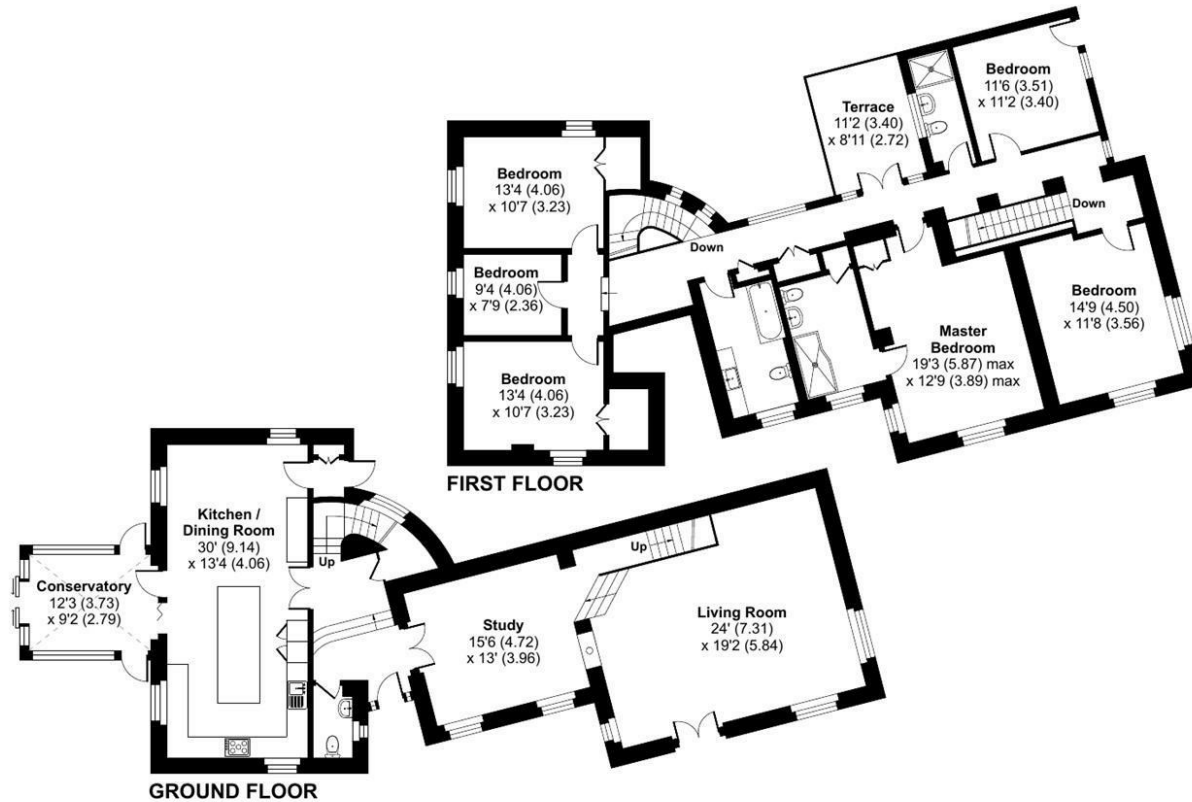


Philip Martin

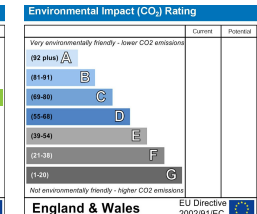
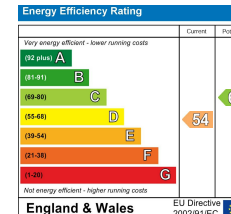
Lanner Mill, Trispen, Truro, TR4 9AX

Main House = 3047 sq ft / 283 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Shore Partnership Limited. REF: 966971



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS