

# Millstones Trevarth, Lanner Redruth, TR16 6AE







# Millstones Trevarth, Lanner Redruth, TR16 6AE

This well presented detached barn conversion is set within approximately 2.6 acres of land and enjoys lovely countryside views. Offering spacious and versatile accommodation, the property is ideal for those looking for a rural lifestyle with the benefit of equestrian or smallholding facilities. The land is divided into two paddocks, providing excellent grazing and is complemented by a concrete yard with two stables, a tack room, a hay store and a larger open hay/storage barn with hard standing.

Inside, the property includes a welcoming entrance hallway with cloakroom, a kitchen/breakfast room, a spacious lounge and a conservatory. An integral door leads directly to the garage for added convenience. Upstairs, the first floor landing gives access to three double bedrooms, all with countryside views, along with a family bathroom. The master benefits from an en-suite shower room and a separate dressing room with built in wardrobe.

At the rear of the property, there is wood store and also a stone built piggery/workshop which would make a great home office or gym. The good size enclosed garden offers an excellent degree of privacy and incorporates a patio seating area, perfect for outdoor entertaining.

In addition, the property offers ample parking, with space for up to four vehicles, plus a garage for further storage.

A rare opportunity to combine a character home with extensive outdoor space, this property will appeal to families, equestrian buyers, or those seeking a quieter pace of life in a rural setting.



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Guide Price - £599,950

#### Location

Trevarth is a small hamlet nestled in the heart of the Cornish countryside, offering a true taste of rural living while remaining conveniently connected to nearby towns and amenities. Situated just outside the village of Lanner, Trevarth enjoys a quiet, tucked-away feel, surrounded by rolling fields and picturesque landscape. Despite its rural charm, Trevarth is surprisingly accessible. The A30 is just a 10 minute drive away and nearby A393 provides easy road links to Redruth (just a short drive), which offers a wide range of shops, supermarkets, schools, a mainline train station, and other essential services. The hamlet is also well-placed for accessing Falmouth and Truro which are a 20 minute drive as well as the beautiful south Cornish coast. The nearby village of Lanner offers local conveniences including a primary school, garage, shop and pub.

#### Accommodation

Entrance Hall  
Cloakroom  
Integral Garage  
Kitchen/Breakfast Room  
Lounge/Dining Room  
Conservatory  
First Floor Landing  
Master Bedroom with En-suite Shower Room & Dressing Room  
Bathroom  
Bedroom Two  
Bedroom Three

#### Garage

With up and over garage door. Plumbing and space for washing machine. Space for tumble dryer. Rear pedestrian door to garden.

#### Parking

There is parking for 4 vehicles at the front.

#### Outside

The property enjoys a small lawned garden to the front whilst at the rear you'll find an enclosed lawned garden and a paved patio area, perfect for outdoor dining or relaxing. The garden offers an excellent degree of privacy, making it an ideal space for children, pets, or simply enjoying some down time. There is a useful wood shed and pedestrian gate to the side.

#### Piggery

There is a stone built piggery in the rear garden. Currently split into two areas, both having power and light connected. The main area would make a great home office or gym. The other part, a great workshop.

#### Rights of Way

The neighbouring property Meadowside has a right of way over part of the drive that belongs to Millstones. Millstones has a right of way over part of Meadowside's drive to access the land and stables.

#### Land

The property has land divided into two fields which total to around 2.6 acres in size.

#### Stables, Tack Room & Hay Store

The property includes two stables along with an adjoining tack room for storage. A spacious concrete yard provides a practical and tidy area for grooming and day to day care, while a separate store offers convenient storage for hay and bedding.





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	53	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Timber Hay/Storage Barn**

There is a very useful open hay/storage barn with an enclosed hard standing area.

**Services**

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

**Council Tax Band- D****Agents Note**

The vendor of the property is a member of staff that works for The Mather Partnership.

**Agents Note 2**

The red lines on the drone shots of the land are for indication purposes only.

**What3Words**

//shrub.masters.pipes

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

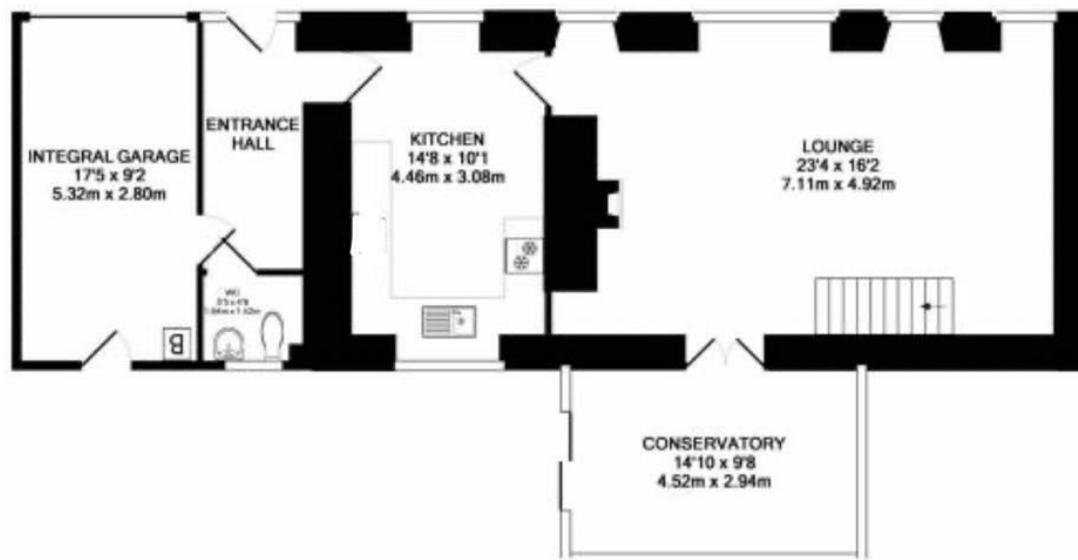
**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

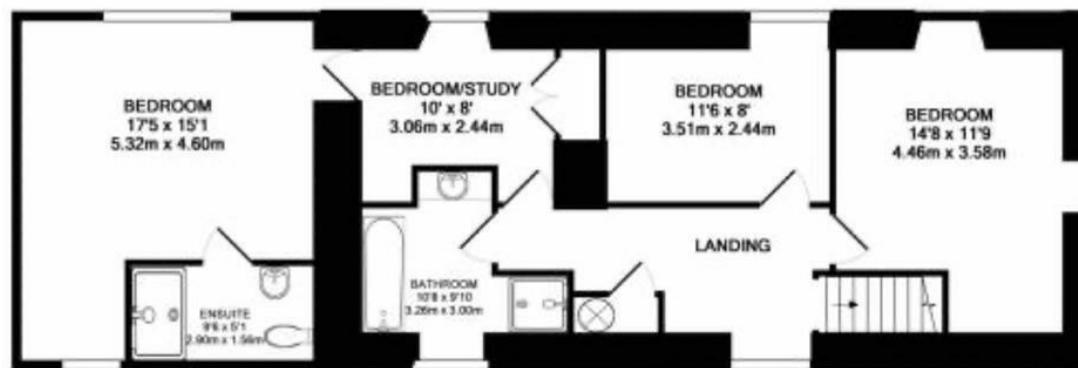
**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





GROUND FLOOR  
APPROX. FLOOR  
AREA 946 SQ.FT.  
(87.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 815 SQ.FT.  
(75.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (163.6 SQ.M.)

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

