



2 Highfield Terrace

H Tiddy

2 Highfield Terrace

Charming three-bedroom mid-terrace house with stunning rural views, large, detached garden with polytunnel and vegetable garden, cosy open-plan living with log burner, and subject to Section 157 local housing restriction.

Accommodation Summary

Gross Internal Floor Area: 563.81 sq ft (52.38 sq m).

Ground Floor

Kitchen, Open Plan Living & Dining Room, Rear Hallway / Office Space, Rear Porch/Utility Room.

First Floor

Landing, Two Double Bedrooms, Further Single Bedroom, Family Bathroom.

Outside

One Allocated Parking Space, Further Communal Parking, Rear Garden, Detached Large Front Garden with Polytunnel.



Inside

A charming three-bedroom mid-terrace house, formerly local authority, situated in a peaceful rural setting. This delightful property offers picturesque countryside views from every window, providing a tranquil and scenic backdrop to everyday living.

The property features a modern and well-equipped kitchen that seamlessly flows into a comfortable open-plan living and dining area. This inviting space is enhanced by a cosy log burner, creating a warm and welcoming atmosphere ideal for both everyday living and entertaining guests. Efficient and sustainable heating is provided throughout the home by a Ground Source heat pump system.

The accommodation comprises two spacious double bedrooms and a further single bedroom, offering ample space for family living or the flexibility to create a home office or hobby room. Thoughtful design is evident in the clever utilisation of space in the downstairs hallway, which has been adapted into a practical and functional office area, perfectly suited for those who work from home. The rear porch also serves a dual purpose by housing a tumble dryer and providing additional utility space.

Please note, this property is subject to a local housing restriction under Section 157, requiring purchasers to have lived and/or worked in Cornwall for the last 3 years prior to purchase. This delightful home presents a fantastic opportunity to enjoy comfortable rural living within a close-knit and well-connected community.





Outside

2 Highfield Terrace boasts a large, detached garden, currently cultivated with a productive polytunnel and a well-maintained vegetable garden, perfect for gardening enthusiasts or those seeking a self-sustainable lifestyle. Additionally, there is a smaller, more intimate rear garden that leads directly from the rear porch, offering a convenient and private outdoor space for relaxation and alfresco dining.





Location Summary

(Distances and times are approximate)

St Mawes: 8.2 miles. Pendower Beach: 2.6 miles. Tregony: 3.8 miles (primary and secondary schools). Cathedral City of Truro: 11 miles. Falmouth: 16.5 miles. Newquay Airport: 21 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell: 12.4 miles with London Paddington 4 hours by rail. Plymouth: 56.5 miles. Exeter: 89.7 miles.

Ruan Laniorne

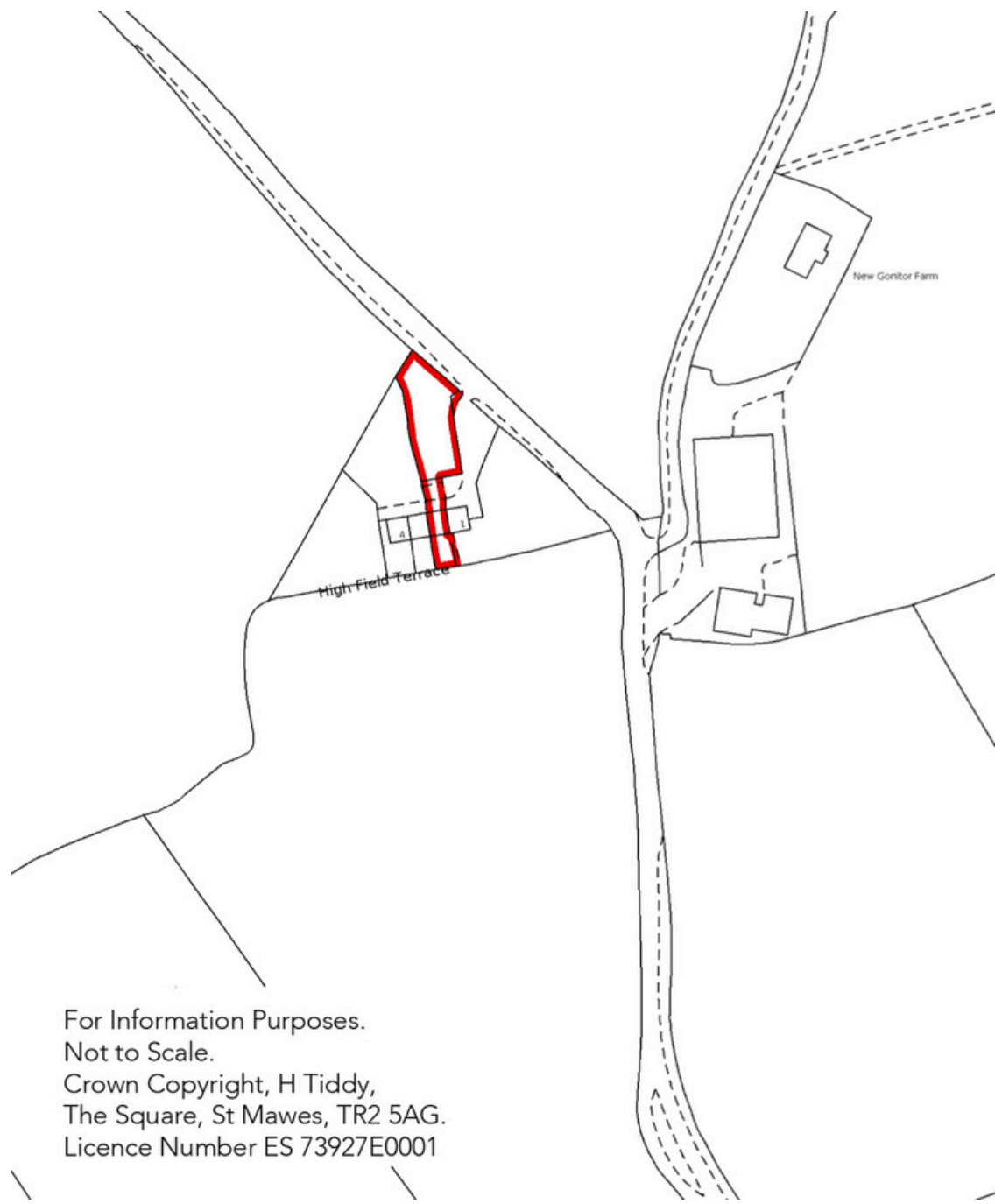
2 Highfield Terrace is situated equidistant between Ruan High Lanes and Ruan Laniorne. Ruan Laniorne is entirely rural in character with wooded areas in the river valleys. Situated about 11 miles from the city of Truro, with its excellent level of shopping and schooling facilities, Ruan Laniorne is about 2.5 miles west of Tregony village where there is a very good level of amenities, Londis store, doctor's surgery, dentist and excellent primary and secondary schools. The surrounding countryside is an Area of Outstanding Natural Beauty and the Saltings of the silted creek have also been designated a Site of Specific Scientific Interest, thus a nature reserve. There is a sandy beach at Pendower which is about 2.6 miles distant.



Historical Note

Bounded by Tregony, Veryan, Philleigh and St Michael Penkevill, the church town of Ruan has a population of around 250 people. Originally known as Laryhorn, the village was, from the mid 12th century onwards, the site of a castle of the Leredekne family and the main settlement was at Sheepstor (Sheeptstall) located towards Tregony, where the Pomeroy family also built a castle. In 1334, John Leredekne was granted permission for the castle by Edward II. Before the castle was demolished in the 19th century, it was described as having a 40' keep, seven towers and possibly an outer courtyard.

Road maps as early as 1685 show the main coach road from London to Lands End ran through nearby Philleigh, crossing the road at the King Harry Ferry and Tolverne. Ruan Laniorne also stood on the old coach road when the Kings Head public house served many a patron in its time.



For Information Purposes.
Not to Scale.
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Approximate total area⁽¹⁾

563.81 ft²
52.38 m²

Reduced headroom

13.35 ft²
1.24 m²

(1) Excluding balconies and terraces

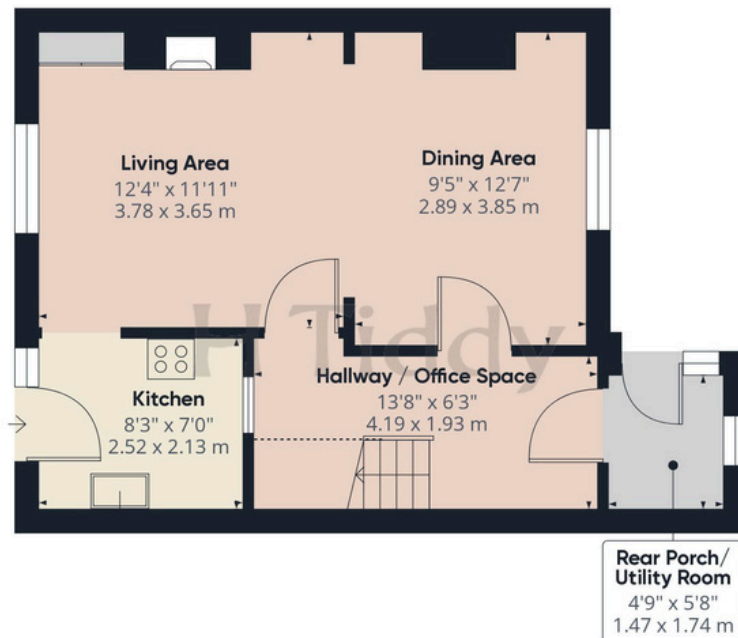
Reduced headroom

..... Below 5 ft/1.5 m

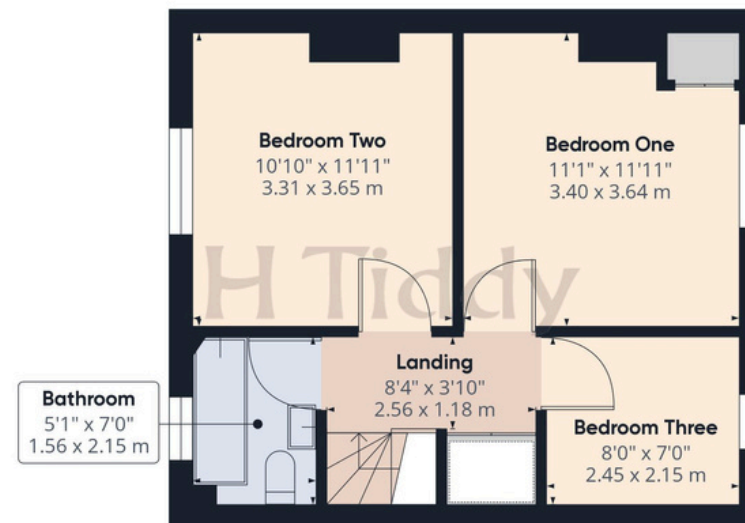
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor



Floor 1

General Information

Services and Specifications: Mains water and electricity. Private drainage (septic tank, shared with next door, 1 Highfield Terrace). Central heating via ground source heat pump immersion system.

Energy Performance Certificate Rating: D

Council Tax Band: A

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, O2, EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Ultrafast 1800 Mbps; Superfast 19 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL335482.

Restrictive Covenant: 2 Highfield Terrace is subject to a local housing restriction under Section 157, requiring purchasers to have lived and/or worked in Cornwall for the last 3 years prior to purchase.

Viewing: Strictly by appointment with H Tiddy.

2 Highfield Terrace

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Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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