



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR18174107

Guide £750,000

The Granary,
Ruan Minor, Helston, Cornwall, TR12 7NA

FREEHOLD



In a blissful location, set within generous and beautifully private gardens and grounds of just under 0.6 of an acre, approached via a sweeping gravel driveway, a charming, detached granite-fronted house with almost 2,000sq.ft. of characterful accommodation including 4 bedrooms and 3 reception rooms, plus a **DETACHED 1 BEDROOM ANNEXE** and a large workshop. A rare opportunity for multi-generational living within a peaceful rural setting, close to the very picturesque Cadgwith Cove, the market town of Helston and the dramatic Lizard Peninsula coastline.





SUMMARY OF ACCOMMODATION

THE GRANARY – In all, about 1,969sq.ft.

Ground Floor Sun/dining room, kitchen/breakfast room, inner hallway, principal bedroom with en-suite shower room, 2 further double bedrooms, one of which has a walk-in wardrobe plus study/storage room, family bath/shower room.

First Floor Landing with paved terrace off, 4th bedroom/study, living room with balcony off.

Outside Large gated gravelled driveway, landscaped garden, large workshop.

THE ANNEXE – In all, about 832sq.ft.

Ground Floor Open-plan living/dining room/kitchen, shower room.

First Floor Landing, double bedroom, shower room.

Outside Gravelled driveway, sun terrace, level lawned garden.

In all, about 0.6 of an acre.

DESCRIPTION

The Granary, we understand, dates back to the early 1900s and has evolved over the years into a wonderfully comfortable and very charming residence which masterfully combines the character of its original stone construction with thoughtfully extended living accommodation, designed to suit modern family life, with the excellent addition of a detached 1-bedroom annexe, added during our clients' ownership.

The accommodation in the main house extends to just under 2,000sq.ft. and comprises four bedrooms and three large reception rooms.

The three large reception rooms are all dual-aspect and therefore full of light, with generous proportions and an easy connection with the surrounding gardens from the sun room and the roof terrace off the first floor living room, which has a vaulted ceiling with exposed A-frame roof trusses.



There are three double bedrooms on the ground floor, with the principal having an en-suite shower room and the second bedroom having a walk-in wardrobe of which is a large storage room, which could also be used as a study.

Off the first floor landing is a large terrace, which is partly covered and has granite steps to the gardens below.

A particularly valuable feature of the property is the detached annexe, finished in an attractive blend of natural stone and timber cladding, seamlessly co-ordinating with the main house and finished to an excellent standard throughout. Entirely self-contained, it provides beautifully presented one-bedroom ancillary accommodation on two floors, including a semi open-plan living/dining room/kitchen and two shower rooms. The annexe offers enormous flexibility for multi-generational living, or independent guest accommodation. ***NB The Annexe has permission to be used as ancillary accommodation for The Granary and cannot be used for Assured Shorthold Tenancies or holiday letting.***

Outside, the property enjoys wonderful privacy. Approached via a sweeping gated gravel driveway providing extensive parking, the mature gardens have been thoughtfully and beautifully landscaped with established planting, broad lawns, colourful borders, and numerous seating areas which allow the sun to be enjoyed throughout the day. The combination of the balcony, terrace, and tranquil outdoor spaces creates an environment which is equally suited to entertaining or peaceful everyday enjoyment, whilst the generous plot of about 0.6 of an acre provides a delightful backdrop to both the principal house and the annexe. Behind The Granary is a **large workshop** which measures 33'2" x 17'6".

The Granary and annexe possess the combination of genuine character and adaptable, versatile accommodation in wonderful, level gardens and grounds, close to one of Cornwall's most picturesque coves.

LOCATION

The Granary enjoys a peaceful setting on the edge of the sought-after village of Ruan Minor, a thriving rural community on the picturesque Lizard Peninsula, an area renowned for its dramatic coastline, unspoilt countryside, and exceptional walking and sailing opportunities. The village offers an excellent range of everyday amenities, including a well-regarded village shop with Post Office, public house, parish church, and village hall.



Families are particularly well catered for, with the highly regarded 'Outstanding' Ofsted-rated Primary Academy in Ruan Minor, whilst secondary education is available at Mullion School, together with a choice of independent schools in Truro including Truro School and Truro High School. The nearby market town of Helston, approximately 10 miles away, provides a comprehensive range of supermarkets, independent shops, cafés, restaurants, healthcare facilities, and leisure amenities, whilst the cathedral city of Truro, approximately 25 miles distant, offers an extensive selection of shopping, cultural, and commercial facilities.

One of the area's greatest attractions is its spectacular coastline. The enchanting fishing village of Cadgwith Cove, with its traditional working harbour and thatched cottages, lies just a short drive away, whilst nearby Kynance Cove, Kennack Sands, and Poldhu Beach provide some of Cornwall's most breathtaking coastal scenery. The South West Coast Path is also readily accessible, offering miles of stunning walks around the Lizard Peninsula.



Despite its wonderfully tranquil setting, the property remains well connected. The A394 provides convenient access towards the aforementioned Helston, Truro, and the highly sought-after harbourside town of Falmouth, whilst Cornwall Airport Newquay, approximately an hour's drive away, offers regular flights to London and numerous UK and European destinations, making The Granary an ideal permanent residence, second home, or lifestyle retreat.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

SUN ROOM / DINING ROOM – 20' x 13'5" Double-aspect with windows on two sides, two internal windows, two radiators and an opening to the inner hall.

INNER HALLWAY With turning staircase with Velux skylight over to the first floor, radiator and doors to:-

KITCHEN / BREAKFAST ROOM – 14'8" x 13'7" A large double-aspect kitchen with Shaker-style units and drawers under a granite-effect worksurface with a protruding breakfast bar to one side and matching wall-mounted cabinets. 1½ bowl sink and drainer, spaces for a range-style oven, dishwasher and a washer/dryer as well as an American-style fridge/freezer. Loft access hatch.

PRINCIPAL BEDROOM – 25'8" max x 12'3" max A large double bedroom suite with two windows, one of which overlooks the rear drive, and one allows light in from the sun room, three radiators and access to eaves storage.



EN-SUITE SHOWER ROOM With walk-in corner shower cubicle, wc, wash basin with vanity storage under, opaque glass window allowing light in from the sun room, radiator.

GUEST BEDROOM – 12'5" x 11'9" With a Velux skylight, window overlooking the front driveway, loft access hatch, double doors to a utility space and further storage/walk-in wardrobe.



BEDROOM 3 – 10'3" x 8'3" A double bedroom with two Velux skylights, radiator.

FAMILY BATH / SHOWER ROOM With large corner shower cubicle, wc, freestanding bath with handheld shower head attachment, wash basin with vanity storage under and mirror-fronted vanity unit over, Velux skylight, vertical radiator.

FIRST FLOOR

LANDING With glazed door, with side light beside, opening to:-

SUN TERRACE A broad paved terrace, partly covered and with granite steps to the front driveway.



LIVING ROOM – 16'10" x 11'8" Double aspect with 12' high ceiling with exposed A-frame roof trusses, window overlooking the front garden, further window overlooking the rear driveway and three radiators. Double doors opening to:-

BALCONY With Astroturf, wooden balustrading and some views over the distance over the surrounding fields and countryside.



BEDROOM 4 – 12' x 7'4" max With a window overlooking the balcony, built-in storage, radiator.

ANNEXE



OPEN-PLAN LIVING / DINING ROOM / KITCHEN – 24'6" max x 17' max Triple-aspect with patio doors opening to the sun terrace and rear garden, window overlooking the gravelled driveway to the side, turning staircase to the first floor, cloaks cupboard.

KITCHEN Comprises a range of soft-close Shaker-style base units and drawers under wooden worksurface with matching wall-mounted cabinets and integrated appliances including oven, four-ring induction hob, Belfast sink, fridge/freezer, dishwasher. Window over the sink overlooking the front driveway.



SHOWER ROOM With walk-in shower cubicle, wc, wash basin with vanity cupboard under and opaque glass window above.

A turning staircase from the kitchen with Velux skylight over to:-

FIRST FLOOR

LANDING Radiator and door to:-

BEDROOM – 13'1" x 11'5" (plus dormer windows) Double-aspect with eaves storage and a built-in wardrobe, two Velux skylights.



SHOWER ROOM With walk-in shower cubicle, contemporary wc with concealed cistern with wash basin beside with vanity cupboard under, slimline Velux skylight, chrome ladder-style heated towel rail.

OUTSIDE

A five-bar timber gate opens to a large gravelled driveway which provides parking for many cars beside which is a level semi-circular level lawn with a mature oak tree, hedging and palms. In the middle of the driveway is a beautifully stocked, colourful raised bed with a drystone granite wall which neatly delineates the driveway for the main house and The Annexe. The garden is well stocked with a vast array of colourful plants and shrubs. The driveway extends to the rear of the main house and leads to the:-

WORKSHOP – 33'2" x 17'7" A large workshop with windows on three sides, loosely divided into two with Shaker-style base units and drawers under a granite-effect worktop with matching glass fronted cabinets above. Exposed roof trusses to allow for extra storage, built-in shelving throughout.



To the front of The Granary there is a flight of steps to the aforementioned paved terrace. To the front of the Annexe is a large driveway with further parking to the side with an adjoining raised deck.



Annexe



Annexe Garden

To the south-west and north-west is a level lawned garden, a paved sun terrace and a high hedged boundary plus a well-stocked raised bed to the far end. An opening in the hedging with granite steps allows access to the rear parking area of The Granary.

In all, about 0.6 of an acre.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR12 7NA.

SERVICES Mains water and electricity. Private drainage via septic tank. Calor gas. Solar panels. The Annexe has underfloor heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Standard broadband available – 17 Mbps highest available download speed. 1 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS Please refer to the What3Words for directions as there are several difference routes to The Granary.

WHAT3WORDS ///servicing.duties.strumming

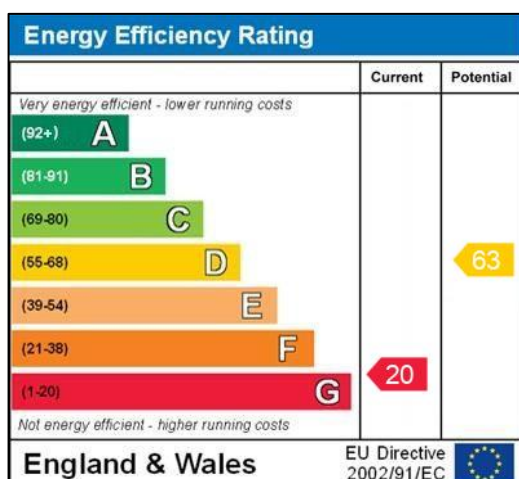
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

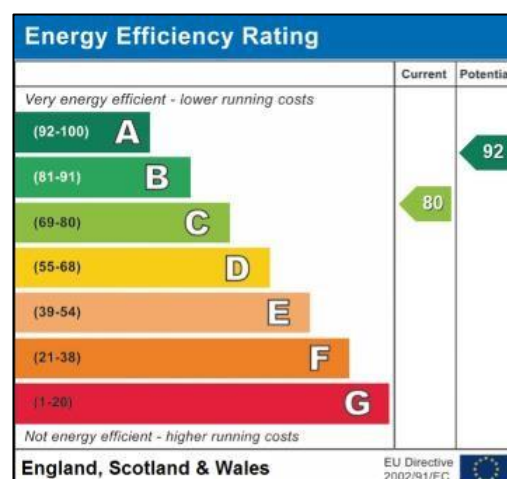
THE PROPERTY OMBUDSMAN

Approved Redress Scheme

The Granary



Annexe



Not to scale – for identification purposes only.

The Granary, Ruan Minor, Helston, TR12

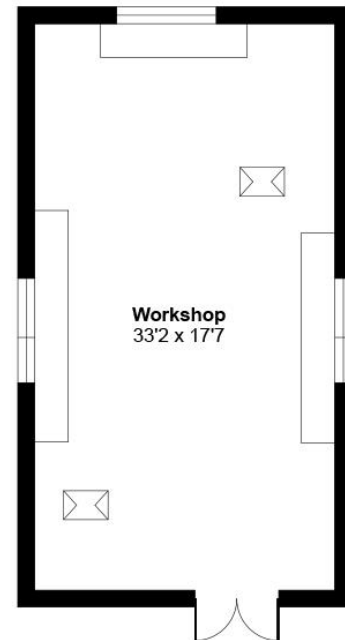
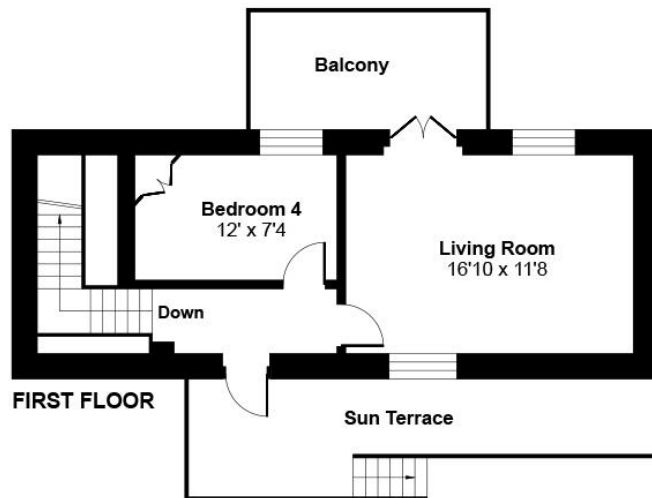
Approximate Area = 1969 sq ft / 182.9 sq m

Annexe = 832 sq ft / 77.2 sq m

Outbuilding = 584 sq ft / 54.2 sq m

Total = 3385 sq ft / 314.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lillcrap Chilcott. REF:

