



The Old Forge

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An attractive detached character property situated in a peaceful position on the Roseland Peninsula, offering a charming countryside retreat with excellent lifestyle and investment potential. Full of character and warmth, this unique home provides flexible accommodation with distinctive architectural features, a private courtyard garden and the rare opportunity to acquire a detached property in this highly sought after rural area.



Accommodation Summary

Total Internal Floor Area (excluding garage): 479 sq ft (44.5 sq m).

Ground Floor

Open-Plan Kitchen, Dining and Sitting Room with Log Burner, Double Bedroom with Countryside Views, Shower Room.

Mezannine Level

Snug / Sitting Area.

Outside

Off-Road Parking, Enclosed Courtyard Garden.



Description

The Old Forge is a charming, detached property set within a peaceful location on the Roseland Peninsula, offering a warm and characterful coastal retreat. The property combines attractive architectural features with a relaxed country aesthetic, creating an inviting and comfortable home within this highly sought after area of Cornwall.

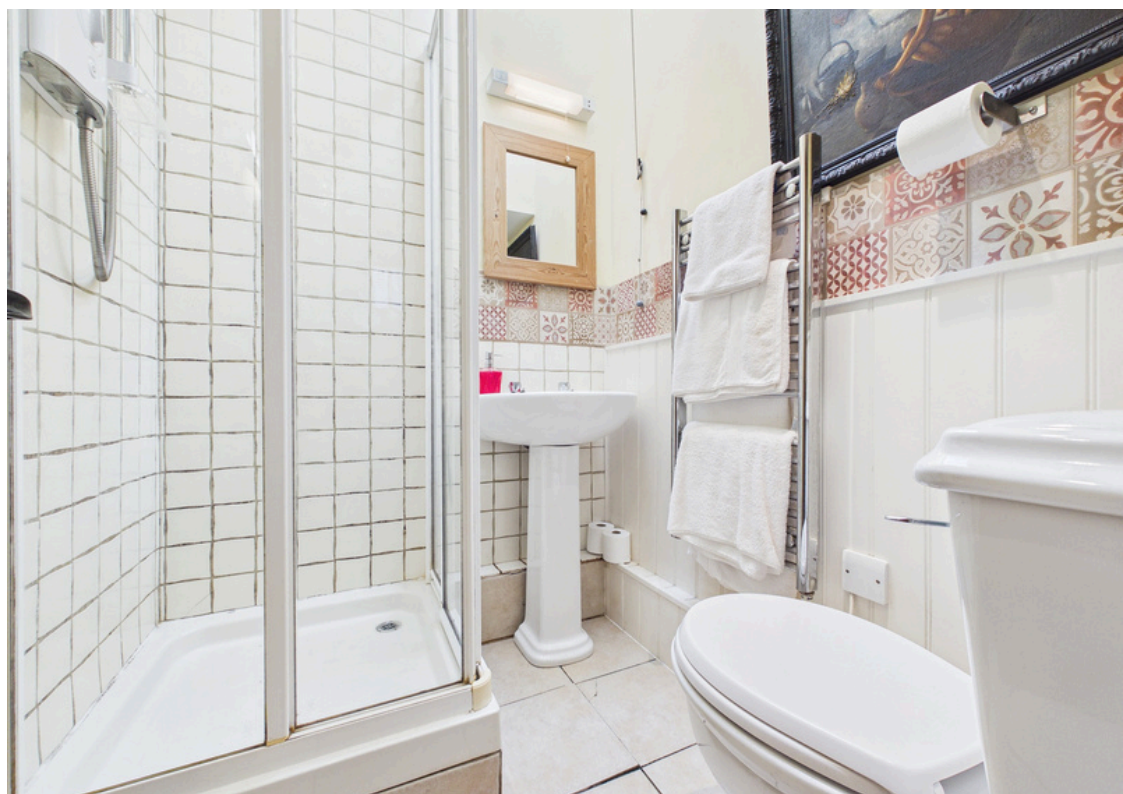
The interior has a welcoming atmosphere enhanced by several distinctive features including impressive apex ceilings, a traditional stable door, exposed character elements and a cosy log burning stove. The overall décor reflects a relaxed barn style which suits the character of the building perfectly.

The principal living space forms the heart of the home and is arranged as an open plan kitchen, dining and sitting area. The log burner provides a cosy focal point, making this an ideal space to relax throughout the year. The kitchen is well equipped and offers ample storage and preparation space, while a door from the living area opens directly onto the courtyard garden, allowing the interior and exterior spaces to connect naturally. Positioned at the opposite end of the ground floor is a spacious principal bedroom which enjoys a pleasant outlook across the surrounding countryside from an attractive window seat. A shower room is conveniently located nearby.

A characterful staircase rises from the main living area to the mezzanine level above, currently arranged as a snug and television room. This elevated space provides a cosy retreat and additional flexibility for relaxing or entertaining.

The Old Forge has previously been operated as a successful holiday let and in more recent years has been enjoyed as a comfortable permanent home. The flexibility of the property allows it to suit a variety of uses, including a main residence, second home or coastal retreat.





Outside

Outside, the property benefits from an off-road parking space to the front. A pathway leads around to the enclosed courtyard garden which enjoys a high degree of privacy. Mature planting and established trees create a peaceful and sheltered setting, giving the garden a delightful sense of a secluded country escape.

Summary

The Old Forge represents a rare opportunity to acquire a detached and characterful property on the Roseland Peninsula. At this price point, detached homes within this highly desirable area are increasingly difficult to find.





Location Summary

(Distances and times are approximate)

St Mawes : 8 miles. Pendower Beach : 4 miles. Tregony : 2.5 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 : 11.5 miles with London Paddington 4 hours by rail. Plymouth : 56 miles. Exeter : 89 miles.

Ruan Laniorne

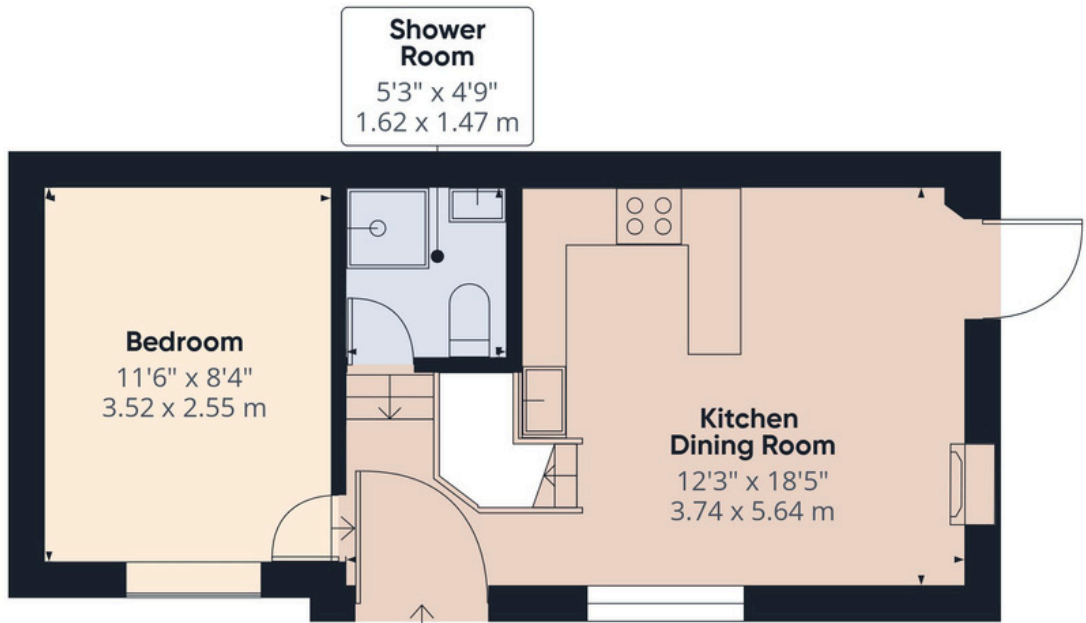
Ruan Laniorne is entirely rural in character with wooded areas in the river valleys. Situated about 11 miles from the city of Truro, with its excellent level of shopping and schooling facilities, Ruan Laniorne is about 2.5 miles west of Tregony village where there is a very good level of amenities, Londis 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 been also been designated a Site of Specific Scientific Interest, thus a nature reserve. There is a sandy beach at Pendower which is about 4 miles distant.

Historical Note

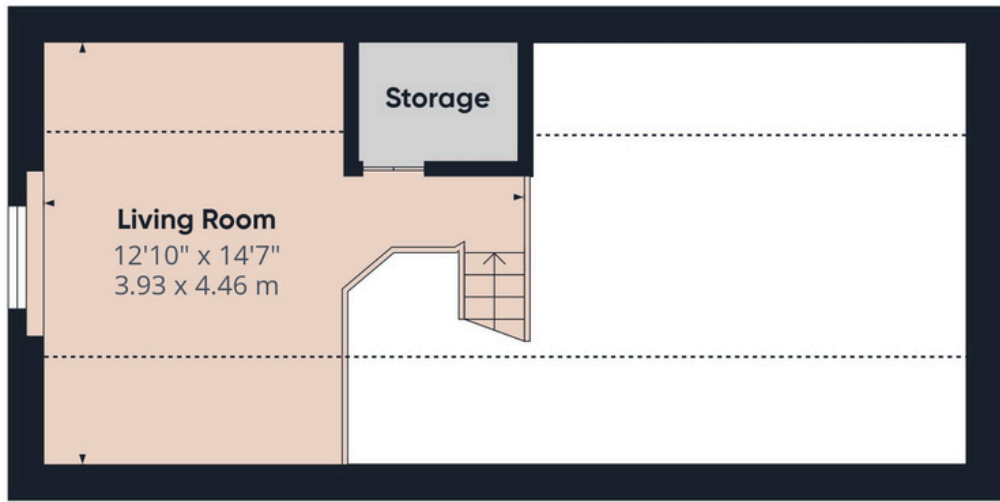
Bounded by Tregony, Veyan, Philleigh and St Michael Penkevil, the church town of Ruan has a population of around 250 people. Originally known as Laryhorn, the village was, from the mid 12th century onwards, the site of a castle of the Leredekne family and the main settlement was at Sheepstall (Sheeptstall) 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. The parish church was dedicated to St Remous (or Remon) in 1321. It has a chancel and a nave, a north isle, and a south transcript. The single tower houses a ring of two bells. In later years a stained-glass window was installed in 1866. The Rev John Whitaker was Rector of Ruan Laniorne for 30 years.

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. The creek at Ruan is a bird lovers paradise and provides a haven for waders and waterfowl. The gently rolling hills are leafy and are a joy for a walking enthusiast and explorers.





Ground Floor



Floor 1



Approximate total area^m

479 ft²

44.5 m²

Reduced headroom

72 ft²

6.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

General Information

Services: Mains water, electricity and drainage.

Energy Performance Certificate Rating: D

Council Tax Band: A

Tenure: Freehold.

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

Scan this QR code, visit our website or contact us.



The Old Forge

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