



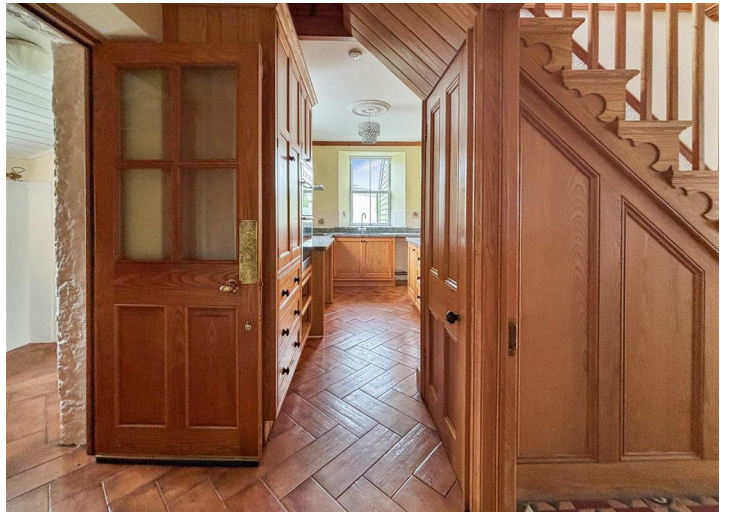
Retanna House Farm, Retanna, Penryn, TR10 9EH

£440,000

A most impressive and incredibly characterful, granite-faced, detached, late Victorian residence of generous proportions, comprising 4 double bedroom accommodation, superbly maintained both internally and externally, benefitting from the use of traditional materials such as De Lank Quarry stone and hand crafted ash wood internal joinery throughout. An enclosed lawned garden to the rear is accompanied by an adjacent gravelled parking bay offering surplus space for vehicles. To be sold with immediate vacant possession and no onward chain!

Key Features

- Detached late Victorian property boasting much character and charm
- Pleasant rural outlook from first floor bedrooms
- Deep, double aspect living/dining room with wood burning stove
- Immediate vacant possession and no onward chain!
- Substantial 4 double bedroom, 1 bathroom accommodation
- Sizeable plot, lawned rear garden and large parking area
- Conveniently located for nearby towns such as Falmouth and Helston
- EPC rating D



THE ACCOMMODATION COMPRISES

Granite gate posts with wrought iron gate leads to a stone shingle laid front pathway for ease of maintenance. A part-glazed uPVC door opens into the:-

GLAZED STORM PORCH

A well constructed uPVC double glazed storm porch providing plentiful natural light via the glazed ceiling. A particularly useful break from the inner entrance hall. Victorian-styled tiling. Part-exposed granite elevations and overhead light with elaborate stained glass cover. Quality hardwood front entrance door, with charming obscured stained glass panes, opening into the:-

ENTRANCE HALLWAY

A most impressive entrance hallway filled with character and charm seen of the late Victorian era, with features including an elaborately tiled floor, handcrafted ash staircase finished with black walnut handrail leading to first floor level, high ceiling, dado rails and ceiling rose with hanging light. Panelled unit at ceiling height containing electric consumer unit and meter. BT Openreach master socket providing telephone and internet point. Worcester heating thermostat. Column radiator, part-panelled ash door with stained glass panes leading into the inner hallway and further stripped wood door with stained glass pane leading into the:-

SITTING ROOM

Once again, bearing the charm of many eye catching features, with a cast iron mantel and surround with inset woodburning stove set on a polished stone hearth. Recessed four pane sash allowing much natural light into the room, featuring a part-obscured lower pane, yet offering views across the neighbouring countryside and the rolling fields. Picture rails, high ceiling, radiator. Fan light over door with stained glass panes.

INNER HALLWAY

Original panel door leads into the living/dining room, and hardwood door to utility/WC ahead. Ceiling lights with elaborate hanging light, radiator, ceramic wood-effect tiled flooring. Open to the:-

KITCHEN

Once again, beautifully crafted, featuring an array of cupboards and drawer units set both above and below an impressive granite worksurface with inset dual basin stainless steel sink with mixer tap. A comprehensive range of ash panelled units provide plentiful storage with the kitchen incorporating many power sockets, vertical radiator, and plentiful natural light via two four pane sash windows to the rear and side elevations respectively. Fitted appliances include Neff electric oven with grill, matching Neff four ring ceramic hob, tiled splashback throughout, and stainless steel extractor. Ceramic wood-effect tiled flooring. Undercounter space and plumbing for washing machine/dishwasher, together with further space for white goods, if required. Panel door to under-stair storage cupboard with light and coat hooks. Ceiling rose with elaborate hanging light.

LIVING/DINING ROOM

Incredibly spacious and light, with the benefit of two large four

pane sash windows providing a double aspect to the front and rear elevations, the rear of which, recessed with charming window seat under. Spanning the full depth of the property and with high ceiling, a room which would undoubtedly be used for social occasions and gatherings.

LIVING AREA

Feature exposed granite fireplace with broad lintel and inset woodburning stove with polished stone backsplash and matching polished stone hearth. Exposed stonework flanked by bespoke cabinetry with small pane glass units set above waist height to ceiling level, offering display feature. Tall four pane sash window with partial view over the rear lawned garden and window seat under. Ceiling rose with elaborate hanging light. Radiator, ceramic wood-effect tiled flooring. Open to the:-

DINING AREA

Feature Victorian-style cast iron fireplace (capped), recessed four pane sash window with obscure lower panes providing plentiful natural light and far-reaching views over the nearby countryside. Ceiling rose with elaborate ceiling light. TV aerial point, continuation of ceramic tiled flooring with wood-effect.

UTILITY

Located to the rear of the property, featuring hardwood stable door with obscure glass pane providing access onto the rear garden pathway, accompanying double glazed picture window offering pleasant views over the lawned rear garden and plentiful light. Quality ash door opening to boiler cupboard housing Worcester oil boiler providing domestic hot water and heating, together with slatted shelving. Polished granite countertop with useful cupboards under. Coat hooks, partial tiled wall, ceramic tiled wood-effect flooring. Panelled sloped ceiling with ceiling light. Further door to the:-

WC

Continuation of ceramic tiled wood-effect flooring. Sanitaryware including low flush WC, corner wash hand basin with separate taps and tiling to wet areas. Sloped ceiling, wall light, radiator. Obscure glazed recessed window to side elevation.

FIRST FLOOR

LANDING

Galleried to stairwell below. Quality original panelled doors to all bedrooms and main bath/shower room. Recessed double glazed sash window providing natural light with window seat under and pleasant views across the lawned rear garden. Character features including dado rails, and high ceiling with ceiling rose and hanging light. Radiator, loft hatch, Positive airflow system.

BEDROOM ONE

One of four bedrooms, all of which are of the same dimensions, almost square in shape. With high ceiling, recessed window with wide sill and four pane sash window, providing a pleasant outlook over the lawned garden below and countryside beyond. Ceiling rose with hanging light. Radiator, TV aerial point.

BEDROOM TWO

Almost identical to bedroom one with it's features and size, once again, offering an extended elevated view over the nearby countryside.



BEDROOM THREE

Located to the front of the property, another double bedroom featuring cast iron fireplace with timber surround, ceiling rose with hanging light, radiator, and recessed four pane double glazed sash window providing exceptional far-reaching views across the nearby countryside and rolling fields, together with window seat under.

BEDROOM FOUR

With identical features to bedroom three and once again, providing a broader countryside view in comparison to bedroom three. TV aerial point.

BATHROOM

Fully tiled throughout, with quality sanitaryware including low flush WC, pedestal wash hand basin with separate taps, and panelled bath with mixer tap, shower attachment and glazed side shower screen. Radiator with towel rail, strip light with shaver socket, wall lights and obscure glazed four pane sash window with deep polished stone sill.

THE EXTERIOR

TIMBER LEAN-TO/STORE

A particularly useful addition with double glazed entrance door featuring obscured glass panes, located to the north-eastern side of the property, a store room with stainless steel sink and plumbing, together with beechwood cabinets at eye level. Surplus power points, panelled ceiling, strip lighting and tiled flooring. Obscure glazed four pane fixed window to side elevation providing natural light. To the side of the store exists an attached log store/bin store.

PARKING AND DRIVEWAY

From the main road, a five bar gate leads to a gravelled parking area providing space for approximately three/four vehicles, featuring a small area of lawn with the septic tank located for Retanna House Farm visible. A wired fence delineates the boundary between the parking area, garden and neighbouring field, together with ferns providing a natural boundary to the road side.

Prospective purchasers should be made aware the current owner will retain the access driveway, to an existing metal cattle gate opening into the neighbouring field which we understand is rarely used.

From the gravelled driveway, a Cornish stone wall provides an opening with timber gate leading into the:-

REAR GARDEN

Gravelled pathway leading around the property and providing ease of maintenance. Oil tank discreetly positioned behind trellised fencing. A small picket fence with gate leads into a delightful, lawned rear garden, with established boundaries and planted borders, with boundary delineated via the low Cornish stone wall and wire fencing. Exterior water tap. Gravelled pathway continues around the north and eastern side of the property with the addition of another Cornish stone wall and established hedging to the boundary. Pathway circulates to the:-

GRAVELLED FRONTAGE

With central wrought iron gate and shielded from the roadside with mature hedging. A pathway at mid-point is laid

to stone shingle with two designated areas laid with gravel, once again, for ease of maintenance. Approach leading to storm porch.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Telephone points (subject to supplier's regulations). Private drainage via means of a septic tank. Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

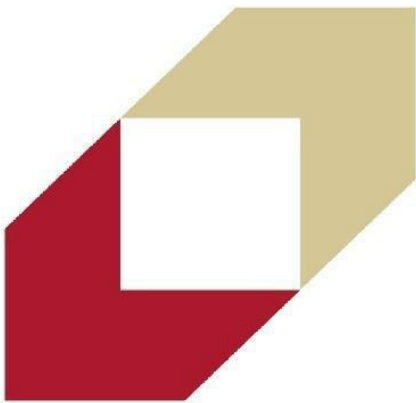
TENURE

Freehold.

VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor plan awaited