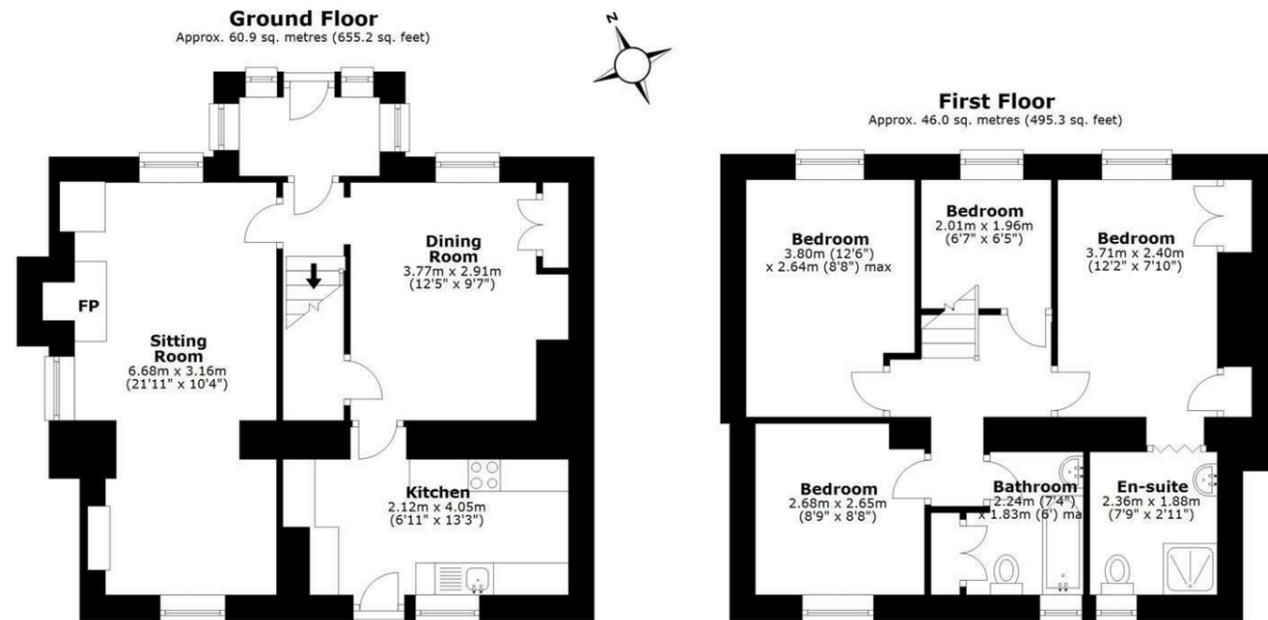


RUANLANIHORNE, THE ROSELAND



Total area: approx. 106.9 sq. metres (1150.5 sq. feet)

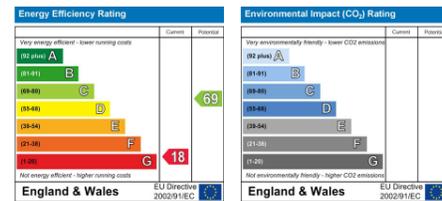
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

**Watersmeet, Ruan Laniorne**

**KEY FEATURES**

- SEMI-DETACHED HOUSE
- FOUR BEDROOMS (EN-SUITE)
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY PARKING
- QUIET VILLAGE SETTING
- NO CHAIN

**ENERGY PERFORMANCE RATING**



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

- (a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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**WATERSMEET RUANLANIHORNE, THE ROSELAND, TR2 5NU**

**SEMI-DETACHED HOUSE SITUATED IN RURAL VILLAGE SOLD WITH NO CHAIN**

This four bedroom semi detached house is situated in a quiet position on the outskirts of the Roseland Peninsula. Occupying a generous plot, with a large rear garden, the property enjoys many character features throughout. Well presented, the accommodation includes; sitting room, dining room and kitchen to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking and gardens to the front, whilst there is a generous rear garden, mainly laid to lawn. Sold with no chain, viewing is highly recommended.

EPC - G. Freehold. Council Tax - D.

GUIDE PRICE £425,000

## THE PROPERTY

Watersmeet is a charming semi detached property situated in the pleasant rural village of Ruanlanihorne, on the edge of the Roseland Peninsula. The property has been within the same ownership for many years and is now being sold with no onward chain. The property occupies a generous plot, with a large rear garden; whilst the dwelling boasts much character throughout including an open fireplace, window seats and exposed ceiling beams. In all, the accommodation comprises; entrance porch, sitting room, dining room and kitchen to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, with gardens to both the front and rear. The rear garden is enclosed with timber fencing, and laid to a combination of patio for outdoor dining as well as a sizeable lawn.

## RUAN LANIHORNE

Ruan Lanihorne is a tranquil rural village situated close to the Ruan River with some lovely walks and wildlife to enjoy. It is renowned for its traditional Cornish public house. The larger villages of Veryan and Tregony are near by. Between them, they offer a wide range of facilities including, village Primary and Secondary Schools, Church's, Public house's, village halls, children's playing field/parks, village shops with post offices, a hairdressers, a Sports and Social Club with cricket field, tennis courts and indoor and outdoor bowling green.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE PORCH



### ENTRANCE HALL

Stairs rising to first floor. Doors into;

### DINING ROOM

12'4" x 9'6" (3.77m x 2.91m)

Window to front with a window seat. Fireplace (not operational currently) with storage either side of the chimney breast. Ample space for dining table. Access to under stairs storage cupboard. Radiator and night storage heater.

### KITCHEN

13'3" x 6'11" (4.05m x 2.12m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window and door to rear garden. Space for undercounter fridge and freezer, plumbing for washing machine and dishwasher. Integrated electric oven and hob. Radiator.

### SITTING ROOM

21'10" x 10'4" (6.68m x 3.16m)

A triple aspect room with windows to front, side and rear. Feature fireplace. Radiator.

## FIRST FLOOR

### BEDROOM ONE

12'2" x 7'10" (3.71m x 2.40m)

Window to front. Night storage heater. Two cupboards. Door into;

### EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c, Window to rear.



### BEDROOM TWO

12'5" x 8'7" (3.80m x 2.64m)

A dual aspect room with windows to front and side. Cupboard. Night storage heater.

### BEDROOM THREE

8'9" x 8'8" (2.68m x 2.65m)

Window to rear. Night storage heater.

### BEDROOM FOUR

6'7" x 6'5" (2.01m x 1.96m)

Window to front.

### BATHROOM

7'4" x 6'0" (2.24m x 1.83m)

Comprising bath, pedestal hand wash basin and low level w.c. Window to rear. Cupboard housing hot water cylinder.

## OUTSIDE

There is a driveway to the side of the property that provides off road parking for at least two vehicles, with a cottage style front garden leading to the front porch. Gated side access leads to the substantial rear garden which is laid to patio initially, before stepping up to a further patio area to enjoy the sunny aspect throughout the day. There is then a large lawn with timber fenced boundaries and mature shrubs.

## SERVICES

Mains water and electric. Private drainage. LPG gas.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## COUNCIL TAX

D.

## TENURE

Freehold.

## DIRECTIONS

If you are approaching Ruan Lanihorne from the Truro direction Ruan Lanihorne is signposted on the A3078 at Tregony bridge. Drive into the village passing the church on your right and then passing the public house on your left. Continue along the road, heading out of the village and Watersmeet will be located on the left hand side.

If approaching from St. Mawes direction proceed to the village of Ruan High Lanes and take the second turning left signposted to Ruan Lanihorne, proceed along this lane descending down into Ruan Lanihorne, Watersmeet will be located on the right hand side.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.