



Lamorna,
Penhallow, Truro

LODGE & THOMAS
ESTABLISHED 1892

Lamorna,
Penhallow, Truro, TR4 9LY

Guide Price - £725,000 Freehold

- *3 Acre Small Holding*
- *5 Bedroom Cottage*
- *Several Outbuildings*
- *Gardens & Paddocks*
- *Quiet Location*
- *Outdoor Swimming Pool*

A wonderful small holding occupying a quiet yet convenient location part way between Truro city and the north Cornish coast. Five bedroom detached cottage, various outbuildings and stores, swimming pool and gardens and grounds extending to a little over three acres. Enjoying total privacy and must be viewed to be appreciated.

The Property

Lamorna is a very private small holding comprising a five bedroom detached cottage together with numerous outbuildings including stores, home office, car port and former garage.

It is set in beautiful grounds and gardens extending to approximately 3.1 acres, located at the end of a bridleway only serving one other property and enjoying total privacy and tranquillity, being surrounded on three sides by arable farmland.



The Cottage

The cottage is thought to have originated in the 1700s and has been transformed by our clients during their 30 year ownership from a very modest cottage to the five double bedroom family size accommodation it offers today.

The layout is most versatile and comprises entrance porch and hall, kitchen/breakfast room with electric AGA (fitted 2018), sitting room with inglenook fireplace and wood burner, dining room with open fire, two bathrooms (one on the ground floor and one on the first floor), office/study and five double bedrooms – two of which are on the first floor and three of which are at half landing level. Additionally there is a useful loft room over the dining room complete with skylight.



Gardens & Grounds

The gardens and grounds are particularly special, being totally private and are largely level or very gently sloping. There are areas of mature and well established gardens, thought to be home to over 40 species of trees, together with ponds, a vegetable garden with polytunnel, vegetable beds and a fruit cage, as well as several small paddocks, ideal for keeping animals.

A heated outdoor swimming pool is set amongst the front lawn and is surrounded by a decked sitting area. There are numerous outbuildings including former piggeries, sheds, log store and a double car port with an insulated office alongside, ideal for working from home or for a studio/craft space.

A former garage currently serves as a very comfortable day room and is fitted with a kitchen and log burner.





EPC C Council Tax Band E

Services

Mains electricity, private borehole water supply, oil fired central heating (new boiler installed in recent years), private drainage and nine solar panels provide electricity, heat domestic hot water and also provide an income of approx. £200 per quarter. Rainwater harvesting system provides running water to the day room. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public bridleway follows the driveway along the western boundary as shown on the land plan in green.

Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Approximate Area = 1786 sq ft / 165.9 sq m (excludes carport)

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuildings = 667 sq ft / 61.9 sq m

Total = 2491 sq ft / 231.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Location

Lamorna occupies a very quiet and private position between Penhallow and Mithian and yet is less than a mile away from the A3075 which provides swift access to Truro, the A30 and the north Cornish coast with fine beaches at Perranporth and St Agnes, both popular surfing and holiday destinations and offering a range of every day amenities, eateries and schooling whilst Truro (approximately 8 miles distant) offers a further range of facilities and a mainline railway link to London (Paddington). The property is within six and a half miles of the Royal Cornwall Hospital, falling within the employment catchment.

Viewing

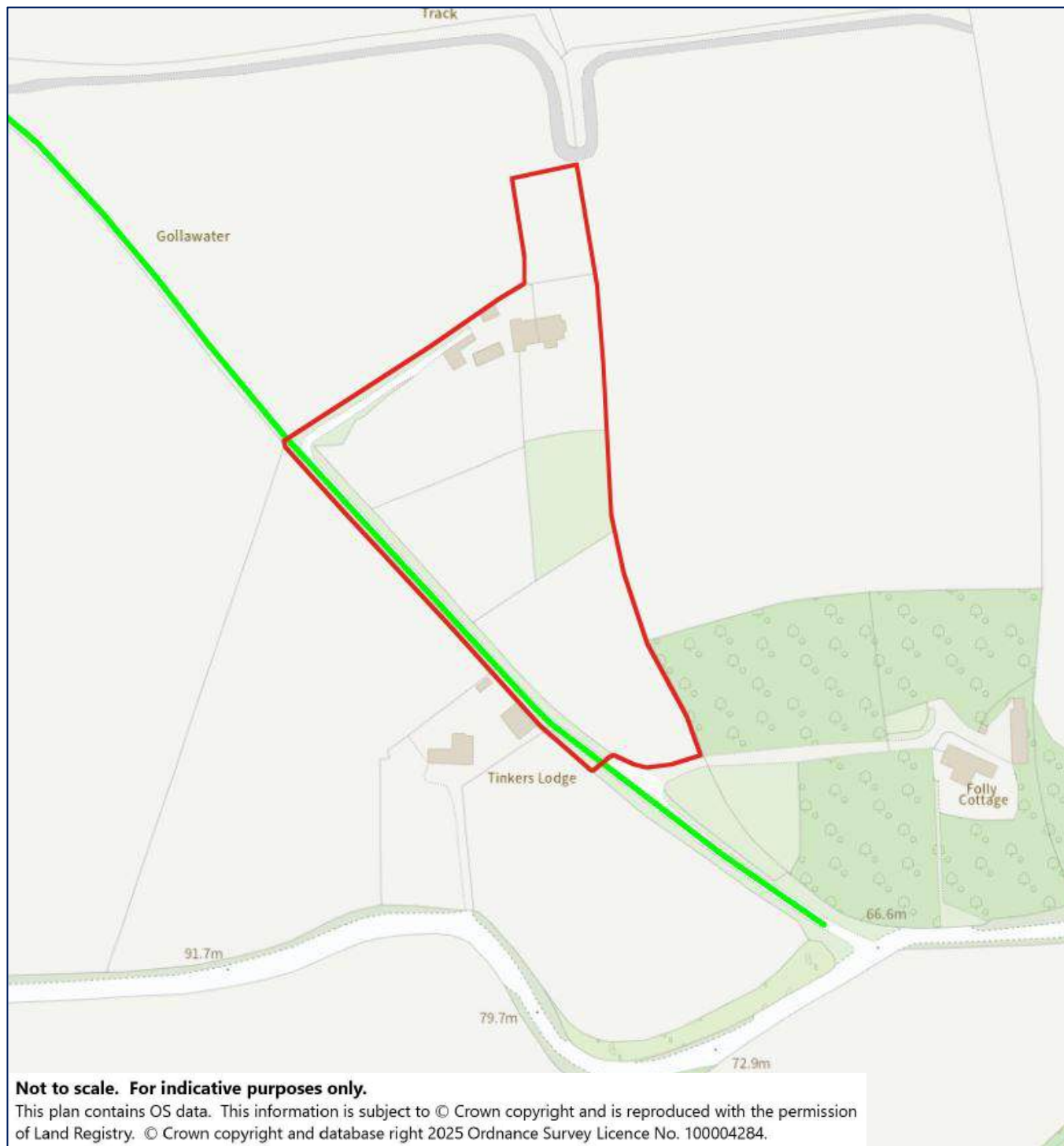
Strictly by appointment with the sole selling agent
Lodge & Thomas. Tel: 01872 272722

email: property@lodgeandthomas.co.uk

Directions

From Truro proceed in a northerly direction on the B3284 towards and through Shortlanesend and Allet and at the roundabout turn right signposted Perranporth. Proceed over the flyover and at the next roundabout continue straight ahead, again towards Perranporth. Continue along this road for a little over a mile and at the crossroads turn left and then immediately right, following the B3284 for a further mile before turning right at the crossroads to Penhallow. The entrance lane into Lamorna will be found on the left hand side after approximately 400m, follow the lane to the very top where the lane will open into the property's entrance driveway.

What3words///cowboy.toads.hack
(to bottom of entrance lane)





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Estate Agents
Valuers
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