Laskowski &Co



Nessa, Little Rame Farm, Rame Cross, Penryn, TR10 9DX

£660,000

VIDEO TOUR! Built to exacting standards, this brand new home offers tremendously light 4 double bedroom, 3 bath/shower room accommodation, with a superb open-plan kitchen/dining/dayroom boasting a part double height vaulted ceiling, tall cathedral-style kitchen window, log-burning stove and mezzanine living area above. Beautifully landscaped gardens and huge driveway. High spec fixtures and finish and energy efficient specification.

Key Features

- Brand new 4 double bedroom, 3 bath/shower room home
- Mezzanine living room enjoying country views
- Voluminous, light accommodation
- Nestled among surrounding fields and countryside
- Stunning kitchen/dining/dayroom
- Crafted with meticulous attention to detail
- Energy efficient spec - solar and air source
- EPC rating B











THE PROPERTY
Set under a cut slate roof with part stone and part burnt larch clad elevations, this stunning, brand new home has been designed to embrace light and space. It features part double height vaulted ceilings and tall cathedral-style windows at both the front and rear. It has been finished to a high specification and boasts energy efficient accommodation with under-floor heating, solar panels and an air source heat pump. It is ready for immediate occupation and an appointment to view is encouraged to appreciate the quality of accommodation on offer!

THE LOCATION
This beautifully appointed home is nestled among countryside on the edge of the small village of Rame, almost equidistant to the historic market town of Helston and harbourside town of Falmouth - each around six miles distant. Rame itself is home to the popular Halfway House public house and restaurant, with a local store and filling station nearby at Long Downs. Within a couple of miles there are two larger villages, Mabe and Stithians, each boast a range of local facilities, post office and primary schooling. Penryn lies within four miles, offering a wider range of amenities, train station with access to both Falmouth and Truro, secondary schooling and is home to the combined university campus at Tremough.

THE ACCOMMODATION COMPRISES

A six-bar gate opens onto an expansive gravelled driveway, with turning space and plenty of room to erect a garage (subject to all necessary consents). Pathway and steps to:-

FRONT ENTRANCE
Tall double glazed front door with glazed side panels and attractive cathedral-style window above to extremely bright, double height entrance hall. Two wall lights. Oak doors to three ground floor bedrooms, bathroom and kitchen/dining/dayroom.

BEDROOM THREE
Dual aspect double glazed windows to the front and side elevations enjoying views across surrounding countryside.

BEDROOM TWO
Double glazed window to the front and opaque window to the side. Oak door to:-

EN-SUITE SHOWER ROOM
Fitted with a contemporary three-piece suite comprising a generous walk-in shower with glazed screen and both raindrop and handheld shower heads, wall mounted vanity unit with inset wash hand basin, mixer tap and drawers under, low level push button WC. Wall mounted heated towel rail. Full wall and floor tiling. Tubular ceiling light and recessed spotlights. Opaque double glazed windows to side.

PRINCIPAL BEDROOM
Double glazed patio doors overlooking and giving access onto the gardens. Door to:-

EN-SUITE SHOWER ROOM
Fitted with a contemporary three-piece suite comprising a generous walk-in shower with glazed screen and both raindrop and handheld shower heads, wall mounted vanity unit with inset wash hand basin, mixer tap and drawers beneath, a low level push button WC. Wall mounted heated towel rail. Full wall and floor tiling. Recessed ceiling spotlights. Obscure double glazed windows to side.

FAMILY BATHROOM
A generous family bathroom fitted with a four-piece suite comprising a deep oval bath with mixer tap, generous walk-in shower with glazed screen, raindrop and hand held shower heads, vanity unit with inset wash hand basin with mixer tap and touch button illuminated mirror over and drawers under, low level push button WC. Full wall and floor tiling. Tubular light and recessed ceiling spotlights. Long obscure double glazed window to side.

KITCHEN/DINING/DAYROOM
An amazingly bright and spacious room with part double height vaulted ceiling, double glazed tri-fold doors with stunning cathedral-style window above enjoying views over the gardens and across surrounding fields and countryside. Three electronically controlled skylight windows.

The living area focuses on a large Contura log-burning stove. The dining area provides plenty of space to house a good size table and chairs and has double glazed patio doors leading onto the gardens.

The kitchen has been fitted with a comprehensive range of bespoke units in high gloss cream and contrasting grey. It features a large range of wall mounted and base cupboards, deep pan drawers and boasts a good range of built-in appliances including a fridge/freezer, oven with microwave over, and integral dishwasher. There is an extensive, quartz worksurface which extends to a breakfast bar with contemporary lighting above. Inset induction hob with extractor unit above. Inset one and a half bowl under mount sink with mixer tap. Double glazed window to the side enjoying the countryside views. Oak door to:-

UTILITY ROOM
Fitted with a quartz worksurface with inset stainless steel sink unit with mixer tap. Cupboard and space for washing machine. Wall mounted electric consumer box. Floor standing hot water cylinder. Controls for underfloor heating.

FIRST FLOOR
A most attractive turning staircase with glazed balustrade rises from the living/dining area, giving access to the first floor mezzanine lounge and double bedroom.

MEZZANINE LOUNGE
A spacious and wonderfully light sitting room with glazed gallery looking down to the living/dining area and enjoying far-reaching views across countryside through the cathedral window. Two skylight windows. Radiator. Oak door to:-

BEDROOM FOUR
A generous double bedroom with feature gallery with opaque glazing looking down to the entrance hall and through the cathedral style window to rural views at the front. Skylight window to side. Radiator. Door to large storage cupboard housing the solar panel Growatt invertor. Second door giving access to another generous store with further door leading to eaves.

THE EXTERIOR











Level, enclosed gardens and attractive timber and stone walls surround the property. They have been beautifully landscaped with areas of lawn and numerous patios providing plenty of seating and dining areas from which the sunshine can be enjoyed. There is outside lighting, water tap and several covered electric power points. Air source heat pump. The gravelled driveway to the front provides off-road parking for numerous vehicles. There is space to build a garage if required (subject to all necessary consents).

GENERAL INFORMATION

SERVICES
Mains electricity, solar panels, air source pump. Underfloor heating. Mains water. Private drainage.

COUNCIL TAX
Band D - Cornwall Council.

TENURE
Freehold.

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















Floor Plan

Approximate Area = 2087 sq ft / 193.8 sq m (excludes voids)
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Total = 2173 sq ft / 201.7 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.