

Trenestral House,

Ruan High Lanes, Truro

LODGE & THOMAS

ESTABLISHED 1892

Trenestral House,

Ruan High Lanes, Truro TR2 5LX

Guide Price - £850,000 Freehold

A rare opportunity to acquire a 4 bedroom farmhouse on 1.66 acres in a beautiful rural location on the Roseland peninsula.

The Property

This beautiful former farmhouse has been a much loved and secure family home for over 30 years and comes to the market now with vacant possession.

Whilst it has been in the custody of its current owners, the house has been rewired, had oil-fired central heating installed and extended with a superb oak frame extension to the kitchen. Numerous windows have been replaced with uPVC double glazing and two log burners installed.

There is undoubted scope for improvement yet many features remain such as a fabulous staircase ascending from a bright reception hall that boasts a lovely tiled floor.

The rooms and windows are correct in proportion for a property of this era, creating a bright and airy feel to the rooms, the majority of which have a southerly aspect across the gardens, paddock and surrounding unspoilt countryside.

The house sits prominently within its 1.66 acres of garden and paddock which includes a detached double garage, constructed in 2004, which includes and workroom and garden shed, complemented by ample parking facilities.



























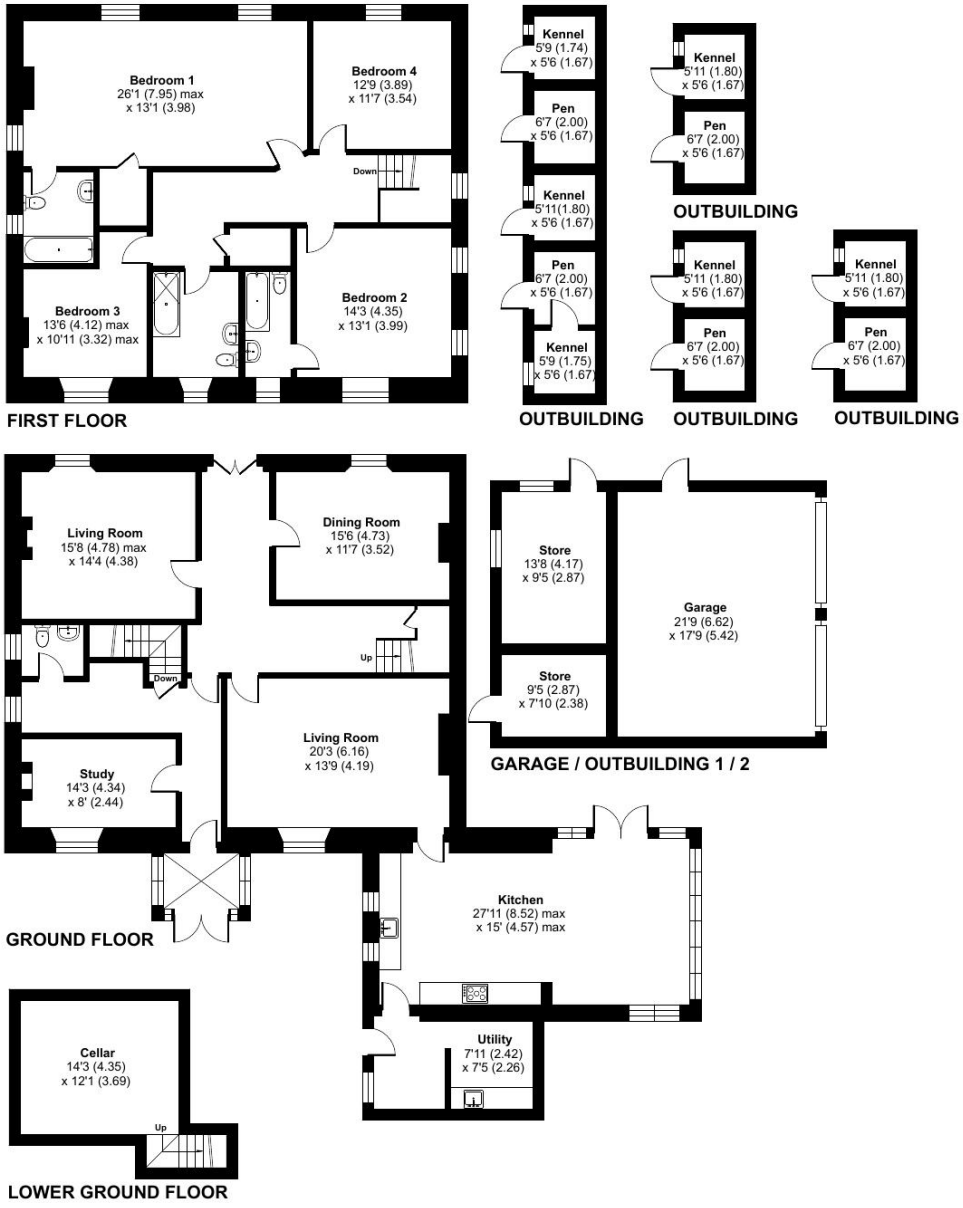
EPC E **Council Tax Band** G

Services
Mains electricity. Private water and drainage. Oil fired boiler for hot water and central heating. 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.

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 = 3269 sq ft / 303.7 sq m
Garage = 392 sq ft / 36.4 sq m
Outbuildings = 570 sq ft / 52.9 sq m
Total = 4231 sq ft / 393 sq m
For identification only - Not to scale



Location

The property as previously described was once a farm and is located at the end of a Council highway cul-de-sac. Aside from the immediate neighbours, there is no passing traffic to spoil the rural peace and privacy. Ruan Highlanes is a highly regarded aspirational area on the Roseland Peninsula. The village shops and schools of Tregony are about 5 miles away and whilst it is a private setting, the A39 Truro-Falmouth Road at Playing Place is just 6 miles away via the King Harry Ferry. Close to hand is the highly regarded Philleigh Pub. Whilst the area may be central the overriding appeal of Ruan Highlanes and the Roseland Peninsula will be the internationally acclaimed sailing waters in the area which includes the Carrick Roads. Keen sailors will enjoy the marine focused calendar which includes regattas and competitions all so close to hand.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions

From Truro, head east on the A390 through the village of Tresillian. Take the next turning on the right onto the A3078 and follow the road through Tregony and onto Ruan Highlanes. In the village, turn right, signposted King Harry Ferry and Philleigh and follow the road for 1.3 miles whereupon turn right into an un-signposted road. The property for sale will be found towards the bottom of this road on the right-hand side with a Lodge & Thomas for sale board.

what3words///deep.scream.surfer



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