

“Skyber”, Treal, Ruan Minor,
Helston, Cornwall, TR12 7LS



**Peter Leete
and Partners**
ESTATE + AGENTS



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Price Guide: £750,000 Freehold. Formal Garden approx. ¼ acre plus Paddock approx. 1/3rd Acre



SITUATION: Located in the peaceful hamlet of Treal close to the village of Ruan Minor, the most southerly part of the British mainland, is a place apart. A combination of the mild maritime climate, and complex and unique geology, has produced an area with a distinctive character, well known for its rare and unusual flora, and where the famous call of the Cornish Chough is never far away. The Lizard Peninsula is also renowned as the birthplace of long distance communication, where Marconi undertook some of his pioneering radio experiments. These experiments are celebrated at the Marconi Centre at Poldhu and the Lizard Wireless Station. National Trust places on the Lizard Peninsula range from the dramatic coastal scenery around Lizard Point, to the beautiful ancient woodland around the Helford River. Two miles to the north of Lizard Village lies the secluded Kynance Cove, considered one of the most beautiful beaches in the world, and a few miles further along this stretch of coast the beautiful picture-postcard harbour at Mullion Cove. The area has a wealth of wildlife and some of the UK's most stunning scenic coastal paths. Discover the working fishing village of Cadgwith, with its thatched cottages, inn and gig house clustered around the cove. The coastal path offers stunning cliff scenery, much of it National Trust, and walks to the Lizard Village, lighthouse and the most southerly point, as well as to other well-known beauty spots, such as Kynance, Poltesco and Kennack Sands. As complete contrasts, only a matter of a few minutes' drive away are the wild, open heathland of Goonhilly Downs, dominated by the dramatic Satellite Earth Station (open to the public) which is now a nature reserve and recognised as a site of international botanical importance. Nearby is the sheltered and peaceful Helford River, which attracts yachtsmen from all over the world.

EPC Ratings: Main house F. Annexe F
Council Tax: Main House D Annexe (zero rated).

SPECIAL NOTES: All room sizes and measurements are for guidance only and should not be relied upon for floor coverings. We have not carried out a detailed survey and none of the services/appliances have been tested.

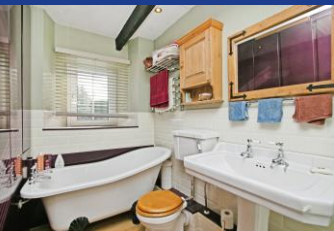
DESCRIPTION: Main house being a detached 3 bedroom traditional Cornish family house, constructed of Serpentine granite and built, we believe, in the early 1900's with an attached 2 bedroom cottage currently let on a holiday basis in the hamlet of Treal situated in the Poltesco Valley largely under the protection of the National Trust. Helston Town 20 minutes drive with many facilities, beach 15-minutes walk, Lizard Point 10-minutes' drive (southerly point), local dairy 5-minute walk, local shop and post office in the nearby village a 15-minute walk.

Main House. Porch/vestibule 13'2 x 6'2. Being a recent addition and crafted from Green Oak with 2 double glazed velux windows, radiator with doors to kitchen and inner hallway. Hallway with storage cupboards, large double-glazed window, staircase with two flights and wooden flooring. Living room 18'11 x 13'11 with recessed windows and sills, triple aspect with double-glazed windows, stable door to courtyard, woodburning stove in granite fireplace with Pipi Oak surround, exposed beams to ceilings, 2 radiators and dimmer lights to ceiling. Latched door from hall. Shower Room 8'11 x 9'4 max. corner shower cubicle with screen, fitted cupboards, velux window vanity sink area and low level wc with concealed cistern. Towel rail, beams to ceiling and latched door. Kitchen/Dining Room 22'3 x 10'7 with exposed beams, stone flooring, loft access, front aspect double glazed window and door to vestibule. Range of fitted wall and base cupboards the latter with drawers, fitted dishwasher, 1 ½ bowl sink unit with mixer taps including boiling hot tap. Worktop and lighting to wall display cupboards, 2 ovens and a 5 ring hob with glass splashback, Rayburn (oil fired) heater with 2 cooking plates, also controlling the hot water and central heating with tiled splashback. Space for American style fridge freezer. Ground floor Bedroom 3 13'8 x 12'10, front aspect. Latched door. Family Bathroom 10'5 x 7'3 into cupboard. With rolled topped bath, low level wc, separate shower cubicle, loft access, range of fitted cupboards, front aspect, tiled wall around shower area, latched door. First Floor Bedroom 1 13'5 x 7'5 increasing to 20'6 at door entry, dual aspect, loft access, double glazed door leading to steps to garden access. Latched door. Bedroom 2 10'9 x 10'3 max front aspect, hanging rail and latched door.

Cottage. With Kitchen 6'2 x 6'9 with washing machine, integrated fridge, 4 ring electric hob with oven under and extractor hood above. Sink unit with both base drawers and wall units. Living Room 11'10 x 11'10 with electric fire and electric radiators. Bedroom 1 15'1 x 8'2 being front aspect with fitted wardrobe and electric radiators, and Bedroom 2 15'4 x 8'2 being rear aspect with wardrobe and electric radiators. Shower room with heated towel rail. Stone tiled flooring. From the cottage there is a gate to a patio area. Garage/Workshop with double doors to front, light power and side door. Utility area with plumbing for washing machine and space for tumble dryer. Mezzanine style storage above. Exterior Gardens include Private driveway affording ample parking and turning, wooden gate to gravelled courtyard with sleepers and patio. Additional wooden gate to side garden.

The formal garden is terraced over three levels with mature established flower and shrub borders. A further levelled lawn area to a sloping paddock again mainly laid to grass with central circular shrub feature. Tractor shed, pond and pathway to stream. A feature summer house and decking area provides a space for relaxation and alfresco dining.





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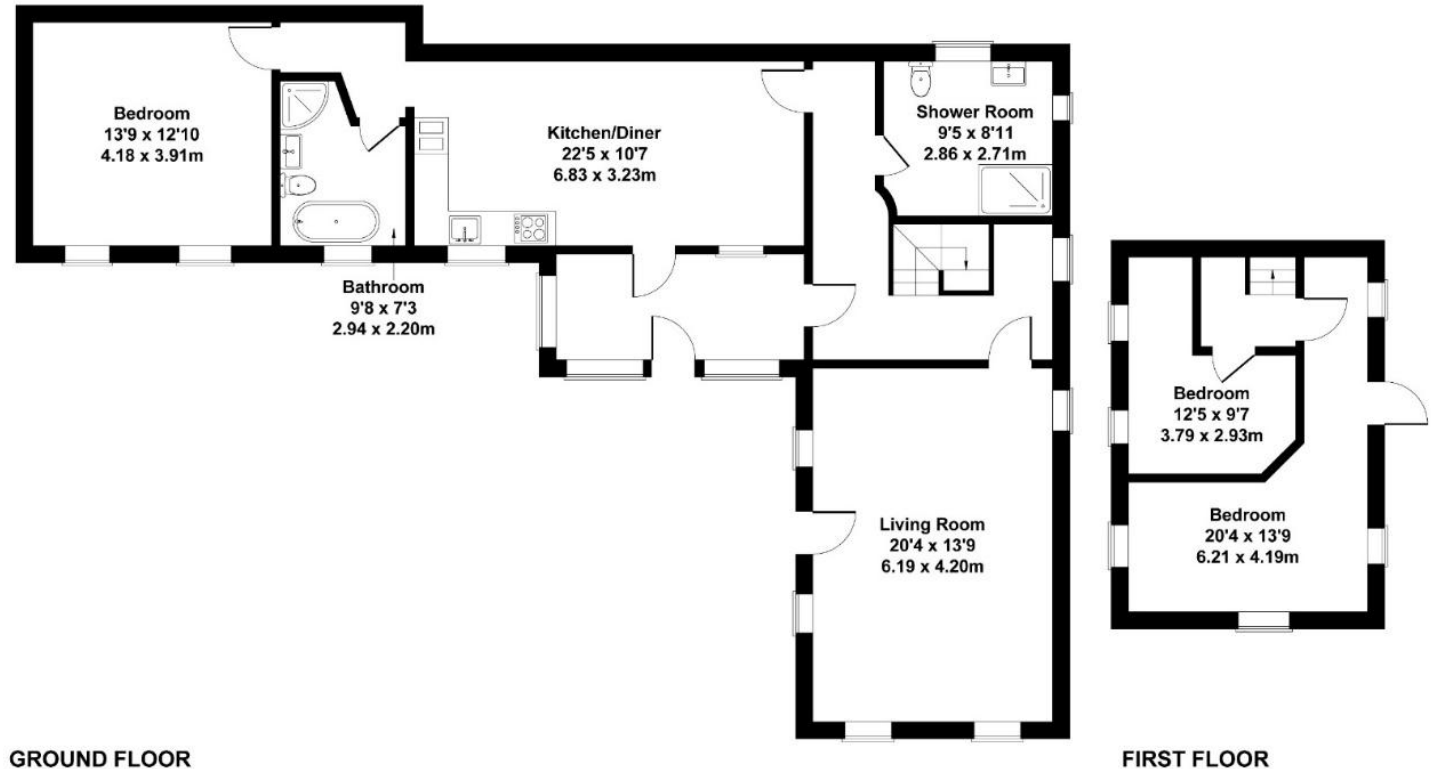
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Main house excluding Cottage annexe

Skyber

Approximate Gross Internal Area
1421 sq ft - 132 sq m



Personal Interest: In accordance with the Estate Agents Act 1979, we declare that the sellers are related to a principle of SCR Sales and Lettings

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