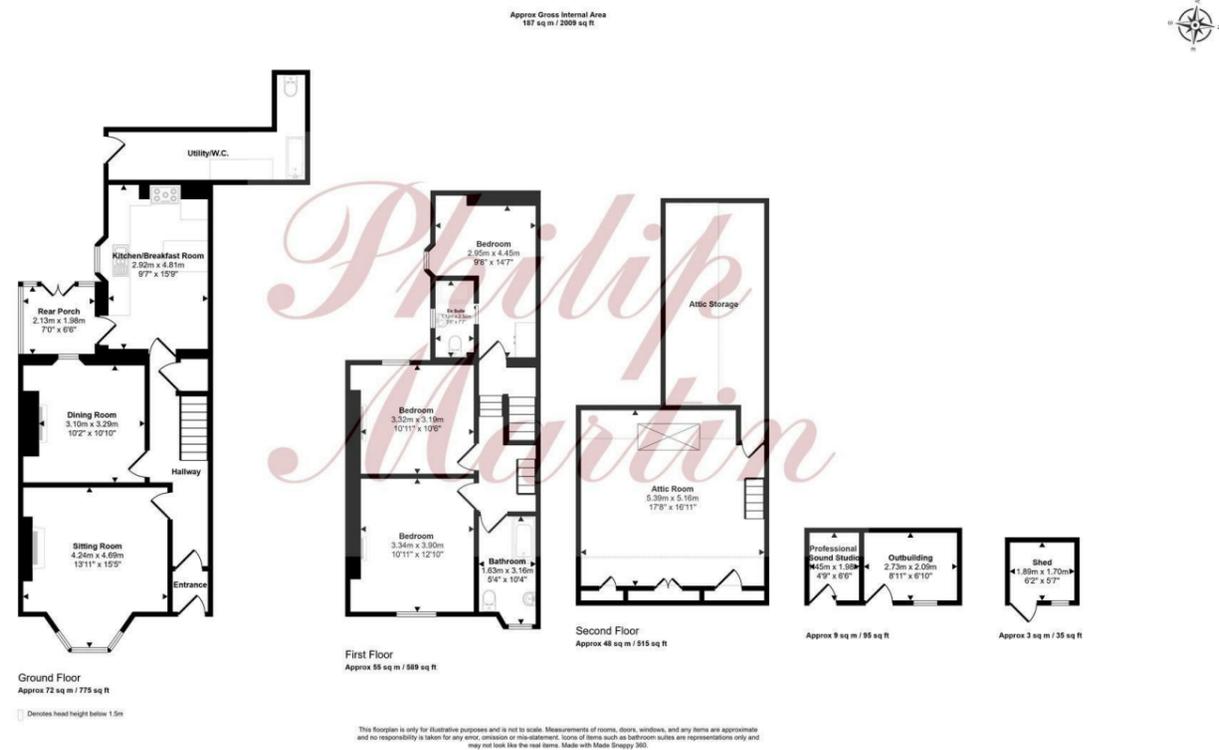


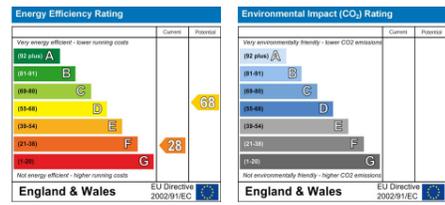
VERYAN, TRURO



KEY FEATURES

- PERIOD PROPERTY
- THREE/FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY
- BATHROOM & SHOWER ROOMS
- NEARBY BEACHES
- PROFESSIONAL SOUND STUDIO
- CHARMING FEATURES
- CENTRAL VILLAGE LOCATION
- ENCLOSED GARDENS & SOUTH FACING COUNTRYARD

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244      01326 270008

sales@philip-martin.co.uk      stmawes@philip-martin.co.uk



LANHERNE, VERYAN, TRURO, TR2 5QA

PERIOD HOUSE SITUATED IN POPULAR VILLAGE LOCATION

This three/four double bedroom period semi detached house is situated in the heart of the popular and desirable village of Veryan; within walking distance of the south coast beaches of Carne and Pendower. The property enjoys many characterful features including sash windows, wood burning stove and feature fireplaces in bedrooms. Larger than first apparent; the accommodation includes; entrance hall, sitting room, dining room, kitchen and rear porch, utility room, three double bedrooms (en-suite shower room), family bathroom and a large attic room which has been occupied as a double bedroom & office space. There is a pleasant front garden laid to lawn, a private patio dining area to the side as well as outbuildings which are ideal for storage and a professional sound studio. Viewing is highly recommended.

EPC - F. Freehold. Council Tax - D.

OFFERS IN EXCESS OF £550,000

## THE PROPERTY

Lanherne is a wonderful period property situated in the heart of the idyllic village of Veryan, close to the wide range of amenities and within walking distance of the beautiful south coast beaches of Carne and Pendower. The property has been a much loved home for over twenty years and offers light and spacious accommodation throughout; with real charm and many character features including sash windows, high ceilings, stained glass doors and feature fireplaces. Enjoying a pleasant outlook to the front with views of the Church, in all, the accommodation spans across three floors and comprises; entrance hallway, sitting room with log burner, dining room, kitchen/breakfast room and a rear porch to the ground floor, with three double bedrooms (one en-suite shower room) and a family bathroom to the first floor. There is also a large decorated and carpeted attic room which has previously been occupied as a further double bedroom & office space so provides a versatile additional living space. There is a lovely, mature garden that is safe and secure for children and pets to the front of the property laid to lawn with gated side access leading to a patio dining area and south facing rear courtyard. There is a professional sound studio, outbuilding and utility room to the rear providing lots of versatility. Adjacent to the property there is ample off road parking available.

## VERYAN

Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. Lanherne is in the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor and outdoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro. For a more comprehensive range of shopping facilities the cathedral city of Truro is approximately 12 miles distance and offers banking and shopping facilities and an assortment of recreational activities. There is also a mainline railway station linking to London Paddington.



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

### GROUND FLOOR

All radiators have thermostatic valves.

### ENTRANCE PORCH

Part stained glass door into;

### ENTRANCE HALLWAY

Stairs rising to the first floor. Under stairs storage cupboard. Radiator. Doors into;

### SITTING ROOM

12'11" x 12'0" (3.95m x 3.66m)  
A light room with high ceilings and a large sash bay window to front aspect overlooking garden. Feature fireplace with wood burning stove and slate hearth. Radiators.

### DINING ROOM

10'10" x 10'3" (3.32m x 3.14m)  
With a feature fireplace and window to rear aspect. Shelving either side of the chimney breast. Radiator.

### KITCHEN/BREAKFAST ROOM

15'8" x 9'7" (4.80m x 2.93m)  
Comprising a range of shaker style base and eye level units with worktops over and tiled splashback's. Inset stainless steel sink and drainer with window to rear courtyard. Space for dishwasher, free standing range style cooker and fridge/freezer. Breakfast bar. Radiator. Stable door into;

### REAR PORCH

7'1" x 6'2" (2.18m x 1.89m)  
A useful porch for storage with door to rear courtyard.

### FIRST FLOOR



### BEDROOM ONE

12'11" x 10'9".19'8" (3.96m x 3.3.6m)  
Window to front. Feature fireplace. Radiator.

### BEDROOM TWO

14'6" x 9'8" (4.43m x 2.96m)  
Window to rear. Radiator. Door into;

### EN-SUITE

7'9" x 3'7" (2.37m x 1.10m)  
Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side. Radiator.

### BEDROOM THREE

11'1" x 10'4" (3.38m x 3.17m)  
Window to rear. Feature fireplace. Radiator.

### BATHROOM

10'7" x 5'7" (3.23m x 1.71m)  
Comprising double ended bath with central shower mixer taps, pedestal hand wash basin and low level w.c. Window to front. Heated towel rail.

### ATTIC ROOM

17'5" x 16'3" (5.32m x 4.96m)  
Vaulted ceilings, carpeted and decorated. Large walk in eaves storage. Velux window. Radiators.

### OUTSIDE

The property has a pleasant front garden, mainly laid to lawn with gated access leading to the enclosed side and rear garden. This is the perfect outdoor dining space enjoying lots of privacy and the sunny south facing aspect throughout the day.

### UTILITY

A useful space providing storage, ideal for boat equipment, paddle boards etc. Plumbing for washing machine. Oil fired central heating/hot water combi boiler. Electric shower, french style bath which is ideal after beach and walks plus a low level w.c.

### OUTBUILDINGS

There is a professional (floating) sound studio, that provides the perfect working from home space. As well as an outbuilding providing storage facilities.

### SERVICES

Mains water, electric and drainage. Oil fired central heating.

### N.B

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

### COUNCIL TAX

D.

### TENURE

Freehold.

### DIRECTIONS

Proceeding into Veryan when approaching via the A3078 Tregony to St. Mawes Road continue into the village centre passing the village hall. The primary school is on the right hand side and take the right hand turning immediately after this and Lanherne can be found directly ahead where a Philip Martin For Sale board has been erected.

### 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.