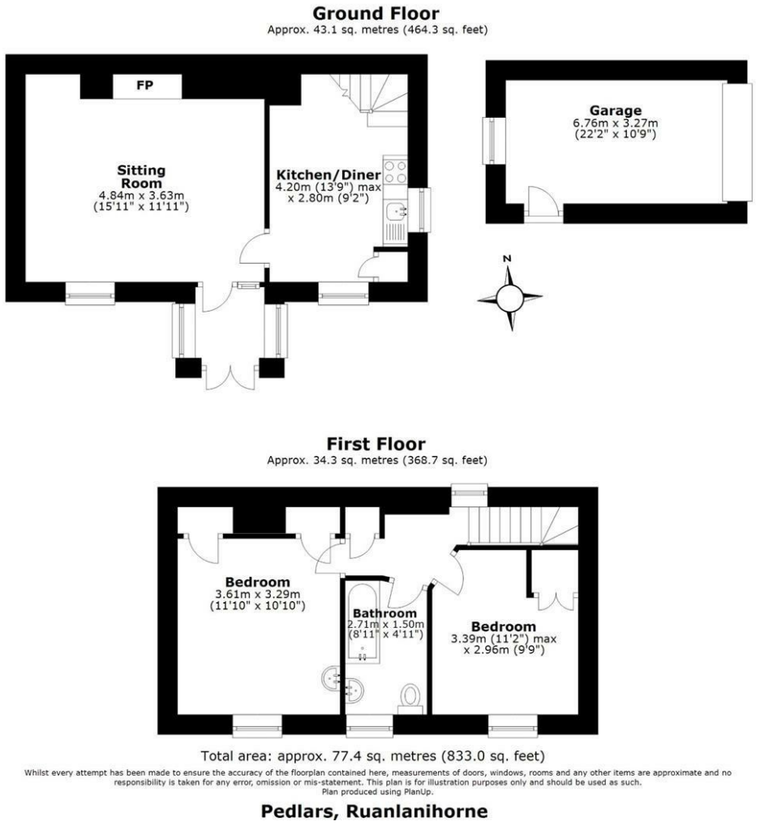
ROSELAND





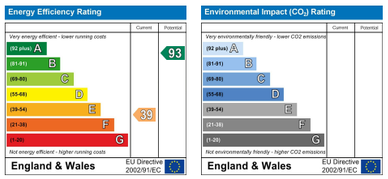




Key Features

- Character Cottage
- Quiet village setting
- Gardens to edge of river
- Sitting room and kitchen
- End-of-terrace of just three cottages
- South facing
- 2 bedrooms and bathroom
- Detached garage

Energy Performance Rating



Contact Us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

1 Pedlars Row Ruan Lanihorne, Truro, TR2 5NZ

An End-of-Terrace Character Cottage in a Tranquil Riverside Setting

An appealing traditional stone-built cottage in the rural creek-side village of Ruan Lanihorne with gardens stretching to the river's edge. Of considerable character and ideal as a holiday bolt-hole or an easily-managed permanent home.
2 bedrooms, bathroom, sitting room, kitchen and entrance porch.
Detached garage/utility.
Lovely gardens with frontage to the upper limits of the tidal creek.
Freehold. EPC - E Council tax - C

Guide Price £399,950

GENERAL REMARKS AND LOCATION

In many respects this property epitomises the perfect Roseland Cottage. 1 Pedlars Row is a very attractive building with mellow stone elevations highlighted by massive granite quoins and brick window arches and small pane casement windows. It is at the end of a row of just three cottages and set alongside the minor road passing through Ruan Lanihorne, facing south and with a lovely garden stretching to the edge of the small river running into the tidal creek. It has been beautifully updated by the current owners and is now ready to move into without any further expense.
The cottage comprises a large sitting room and kitchen on the ground floor with 2 bedrooms and a bathroom above. There are typical character features including beamed ceilings. painted stone walls and also a clome oven. Heating includes a wood burner in the sitting room and several newly installed electric radiators which are WiFi controlled.
Close to the cottage there is a superb detached garage with forecourt parking.

Ruan Lanihorne is a village about two and a half miles west of Tregony and as with most of the Roseland Peninsula countryside has been designated as an Area of Outstanding Natural Beauty and the saltings of the silted creek which are a feature of the village have been declared an SSSI and are a nature reserve. There is a public house and church within the village and a further range of local facilities at nearby Tregony including primary and secondary schools. The coast of Pendower is about three to four miles away and many of the scenic locations of the Roseland Peninsula are within easy reach. The city of Truro with its Cathedral and fine shopping centre is about eleven miles and St. Austell a similar distance.

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

GROUND FLOOR

ENTRANCE PORCH

with slate paved floor.

SITTING ROOM

16' x 12' (4.88m x 3.66m)
a lovely room focusing to a wood-burning stove set within a deep fireplace recess in a whitened stone wall and with clome oven. Beamed ceiling, tiled floor, recessed shelving, wall lights and electric radiator.

KITCHEN

13'10" x 9'3" (4.22m x 2.82m)
with fitted units having sink and drainer inset and space for freestanding cooker. Beamed ceiling, tiled floor, fitted larder and concealed electricity meters. Electric radiator and stairs to the first floor.

FIRST FLOOR

LANDING

with Airing Cupboard containing insulated cylinder and electric immersion heater.

BEDROOM 1

12' x 10'10" (3.66m x 3.30m)
with built-in wardrobe further built-in cupboard and electric radiator.

BEDROOM 2

11'3" x 9'10" (3.43m x 3.00m)
with built-in wardrobe and electric radiator.













BATHROOM

with bath having electric shower over, wash hand basin and wc. Ladder rack radiator.

Special Note

Please be aware the property lies within the Environment Agency designated tidal flood zone.

OUTSIDE

An arched pedestrian gateway provides access into the cottage garden from the road and a pathway leads around to the front entrance porch (Please note that this pathway also leads on to the adjacent cottage by virtue of a right of way).

Close to this entrance there is a detached SINGLE GARAGE with natural stone elevations under a hipped slated roof and a parking forecourt at the front. The garage has an up and over vehicular entrance and a separate pedestrian entrance direct to the garden. Internally there are plumbing facilities so that part of the building can be used as a laundry/utility space.

The GARDENS are an absolute joy and abundantly planted by the current owners. Just inside the entrance there is a delightful sheltered sitting area edged with flower beds and from here grassed pathways meander around the garden passing raised beds and established shrubberies with many specimen shrubs. An area of lawn sweeps to the edge of the river where there is some splendid Gunera and other perennials. It is a natural paradise.
There is a stone walled enclosure for dustbins and a dipping well with locked cover.

SERVICES

Mains electricity (wiring recently comprehensively upgraded). Mains water. Private drainage (shared with the adjacent cottage).

NB. The electrical system and appliances have not been tested by the agents.

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.

DIRECTIONS

If you are approaching Ruan Lanihorne from the Truro direction Ruan Lanihorne is signposted on the A3078 at Tregony bridge. Drive into the village passing the church on your right and then passing the public house on your left. Continue down the hill and Pedlars will be located further along on the right hand side.

If approaching from St. Mawes direction proceed to the village of Ruan High Lanes and take the second turning left signposted to Ruan Lanihorne, proceed along this lane descending down into Ruan Lanihorne and just after you pass over the stream bridge Pedlars will be located on the left hand side.