



WYNBERG HOUSE
RUANLANIHORNE

TRURO
TR2 5NX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



WYNBERG HOUSE RUANLANIHORNE TRURO TR2 5NX

AN ATTRACTIVE PERIOD HOUSE IN A VILLAGE
SETTING

A very distinctive and imposing house standing next to the pub and opposite the church within this sought-after Roseland community and with views to the saltings of the Ruan River and wooded banks of the upper Fal estuary. Fully refurbished and ideal for permanent or holiday use. 3 bedrooms, bath/shower room, sitting room, utility/cloakroom and spacious open plan living room/dining/kitchen. Propane central heating and fully double glazed within traditional frames. Generous area of rear garden with heated swimming pool and covered terrace for entertaining. Freehold. EPC - G band

PRICE GUIDE £495,000

Philip Martin

PHILIP MARTIN

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This is a very substantial period house adjoining the pub in the tiny village of Ruanlanihorne. Whilst directly fronting the village thoroughfare the house has a surprisingly large garden to the rear which is private and from which there are some far reaching views over the silted creek and also the ancient parish church which is virtually opposite the house. In recent years the house has been comprehensively refurbished, including the provision of propane gas central heating and the replacement of all windows in double glazed form but exacting to the style of the original to the front elevation. With 3 bedrooms and a bathroom on the first floor there is a larger ground floor area including sitting room, open plan living room/dining/ kitchen plus utility with small cloakroom. The rear garden is on several levels and at the top there is a canopied terrace and an above-ground heated swimming pool. The property is ideal for use as a holiday home as well as full-time occupation. Internal viewing is essential.

Ruanlanihorne 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

HALLWAY

with stairs to the first floor, tiled floor and covered radiator.

SITTING ROOM

4.72m x 3.66m (15'6" x 12')

A dual aspect room with sash windows to the front elevation and a large window to the rear with views of the garden. panelling to dado height and radiator.



LIVING ROOM

4.65m x 3.05m 3.05m (15'3" x 10' 10")

being open plan with the combined dining area and kitchen and thereby appearing spacious and light. Sash windows to the front elevation and focusing to a multifuel stove set on a slate hearth and with alcoves on each side with cupboards in the lower sections. Radiator.

KITCHEN/DINING ROOM

6.50m x 2.51m (21'4" x 8'3")

being open plan but at a lower level to the living room (as previously mentioned). The kitchen area is fitted with a range of units comprising base cupboards and drawers,, wall mounted glass fronted cabinet and work surface area with one and a half bowl ceramic sink and drainer inset. Integral appliances include twin electric oven, ceramic hob and with extractor fan above. Tiled floor and full height slim radiator

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UTILITY ROOM AND CLOAKROOM

3.28m x 2.29m (10'9" x 7'6")
with fitted worktop having sink and drainer inset, plumbing for washing machine, tiled floor, extractor fan and Worcester gas fired combi boiler. Cloakroom leading off with wc and tiling to half height.

REAR ENTRANCE LOBBY

with tiled floor and radiator.

FIRST FLOOR

HALF AND MAIN LANDINGS

BEDROOM 1

4.65m x 3.15m (15'3" x 10'4")
a dual aspect room with windows to front and rear elevations. Cast iron period fireplace and radiator.

BEDROOM 2

4.80m x 3.35m (15'9" x 11')
with built-in cupboard containing insulated hot water cylinder with immersion. Coved ceiling and radiator.

BEDROOM 3

2.24m x 1.98m (7'4" x 6'6")
with coved ceiling and radiator.

BATH/SHOWER ROOM

with freestanding double ended bath complete with mixer taps, large tiled shower cubicle with sliding door, wash hand basin and wc. Radiator, extractor fan and exposed timber floor.

OUTSIDE

The front of the house is offset with a mature flower/shrub border and some pollarded holly bushes as architectural features

The rear GARDEN is fully enclosed and private and set on several levels. Sleeper lined steps flanked by Agapanthus lead from the rear door up to the first level of lawn where there is an old privvy, a paved terrace and some lovely views of the nearby church and through the trees to the salting of the Ruan River. Further steps lead up to the "party house" at the top of the garden and here a canopied stone-cobbled terrace is used for al fresco dining and

barbecues. Adjacent there is a raised and stone clad heated SWIMMING POOL approx 3.5 metres in diameter and a depth of 1 metre. The terrace has power and lighting connected.

SERVICES

Mains water and electricity. Private drainage system. Propane gas for central heating.
NB The electrical circuit, central heating 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.

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DIRECTIONS

The property is easy to locate in the centre of the village adjoining the "Kings Head" pub.

COUNCIL TAX

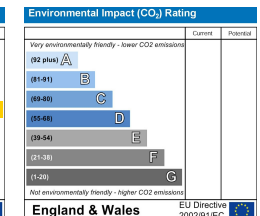
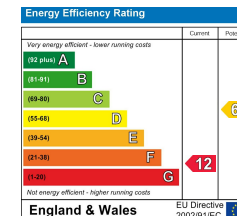
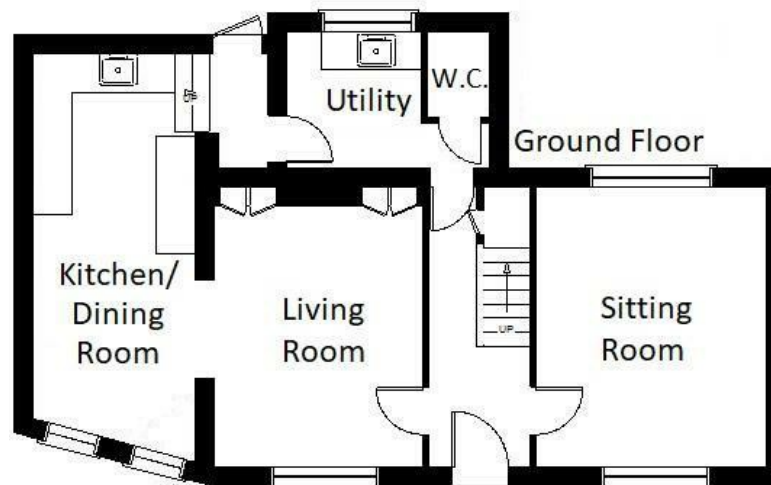
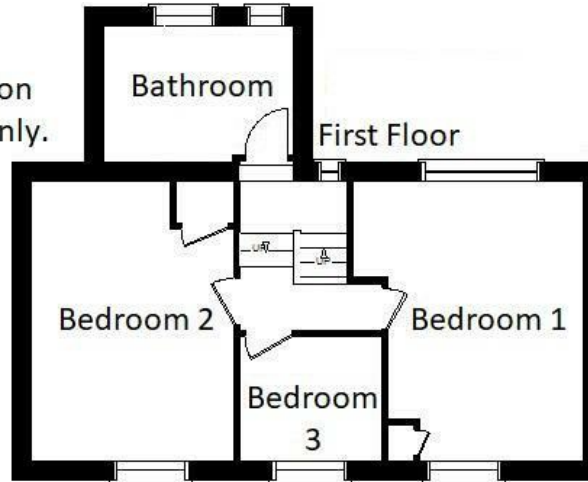
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TENURE

Freehold.



Plan for identification purposes only.







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