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Lambourne Mill, Perranwell
Goonhavern, Truro, TR4 9PE

A considerably spacious country house of some 3,000 sq ft (gia) with annexe, outbuildings, garaging, land, woods and

Perranporth and Beach, 2 miles. Goonhavern, 1 mile. Newquay, 6 miles. A30(T), 3

- Extensive Accommodation • Warranting Improvement • Self-Contained Annexe • Outbuildings & Garaging • Adjoining Paddocks • Deciduous Woods • Stream Border • c. 3.83 Acres (1.55 Has) • •

Offers in excess of £520,000

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SITUATION

Lambourne Mill is ideally situated between the A30(T) and the north coast, about a mile to the south-west of the local village of Goonhavern which boasts a range of facilities including a public house, post office and stores, garden centre, village hall, primary school and so forth. The coastal resort of Perranporth is about 2 miles to the north-west which is renowned for Perran Sands and rugged coastal walks. Inland, near the property, are a number of public footpaths and bridleways. A junction to the A30(T) is only about 3 miles to the east and the cathedral City of Truro being the commercial and retail centre of Cornwall is about 7 miles to the south. At Truro there is a station on the London Paddington line.

DESCRIPTION

The approach to Lambourne Mill from the A3075 is to an extensive car parking and turning area for a number of vehicles from which there is access to a double garage, the outbuildings, house and annexe.

The house and adjoining annexe offer accommodation of some scale which warrants some updating and offers considerable potential for remodelling to create a superb light, modern and spacious home with flexible accommodation. It includes the following:-

ACCOMMODATION

(With approximate room measurements shown on floor plan)

GROUND FLOOR

ENTRANCE VESTIBULE WITH INTERIOR DOOR TO:

ENTRANCE HALL

An L-shaped hall with full height patio doors to side garden, open tred stairs to first floor and door to:

CLOAKROOM/WET ROOM

With fully glazed tiled shower area, WC and wash basin.

OPEN PLAN KITCHEN AND LIVING ROOM

With range of kitchen units with worktop surfaces extending to the breakfast bar between the kitchen and living area. Inset double bowl sink unit, dishwasher with d@cor panel, space for washing machine as well as upright refrigerator/freezer. Island unit. Modern glazed tiled surrounds with leaded light glass China cupboard. Spacious living room with gable end sliding patio doors providing access and aspect to the gardens and land. Fitted pine ceiling, purpose built Cornish stone fireplace with matching hearth, wood and mantle. Door to:-

BOILER ROOM

INNER HALL

With doors off to the self-contained annexe and:

BEDROOM 3

With two radiators.

BEDROOM 4

FIRST FLOOR

CENTRAL LANDING

With balustrade, door to airing cupboard, door to large storage cupboard and doors off to:

BEDROOM 1

With double aspect, double doors opening to fitted wardrobes and gable end door opening to:-

COVERED BALCONY

With fine outlook to the south over the gardens and land.

BATHROOM

With coloured suite including panelled bath, shower unit, vanity basin and WC.



BEDROOM 2

With triple aspect.

THE SELF-CONTAINED ANNEXE

The self-contained single storey annexe is attached to the main house and offers flexible accommodation being potentially suitable for a relative or for providing an income via residential or holiday letting.

ENTRANCE HALL

With sliding patio doors and door off to:

KITCHEN AND LIVING ROOM

Kitchen area with laminated surround with inset single unit cupboards and drawers under. Recesses for cooker and washing machine, range of wall cupboards. Wood burner set on stone plinth and door to outside.

BATHROOM

With white suite with mixer tap shower, WC, tiled shower with glazed door and pedestal wash basin.

OUTBUILDINGS

There are a number of useful and adaptable buildings with Lambourne Mill which include the following:-

DETACHED DOUBLE GARAGE 219 x 1610.

Of block construction under a pitched roof and with light and power (no door).

FORMER STABLE BLOCK

A former stable block which has been altered to provide three rooms, each about 229 x 133, 133 x 10 and 133 x 8 with light and power and which if desired could be re-converted to create three loose boxes and a tack room.

ATTACHED DOUBLE GARAGE

Attached to the self-contained annexe and with up and over door, light and power.

ALUMINIUM FRAMED GREENHOUSE 12 x 6.

THE GROUNDS

The gardens and grounds immediately around the house and annexe comprise extensive areas of lawn interspersed by mature trees and along the eastern boundary is an attractive running stream. The land is currently mown on a regular basis, but if desired could easily be altered to provide level pasture paddocks and meadows, again all adjacent to the attractive running stream along the eastern boundary. In addition, there is a block of deciduous woodland and a wide variety of indigenous trees. In total, Lambourne Mill extends to about 3.83 acres (1.55 hectares).

VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488.

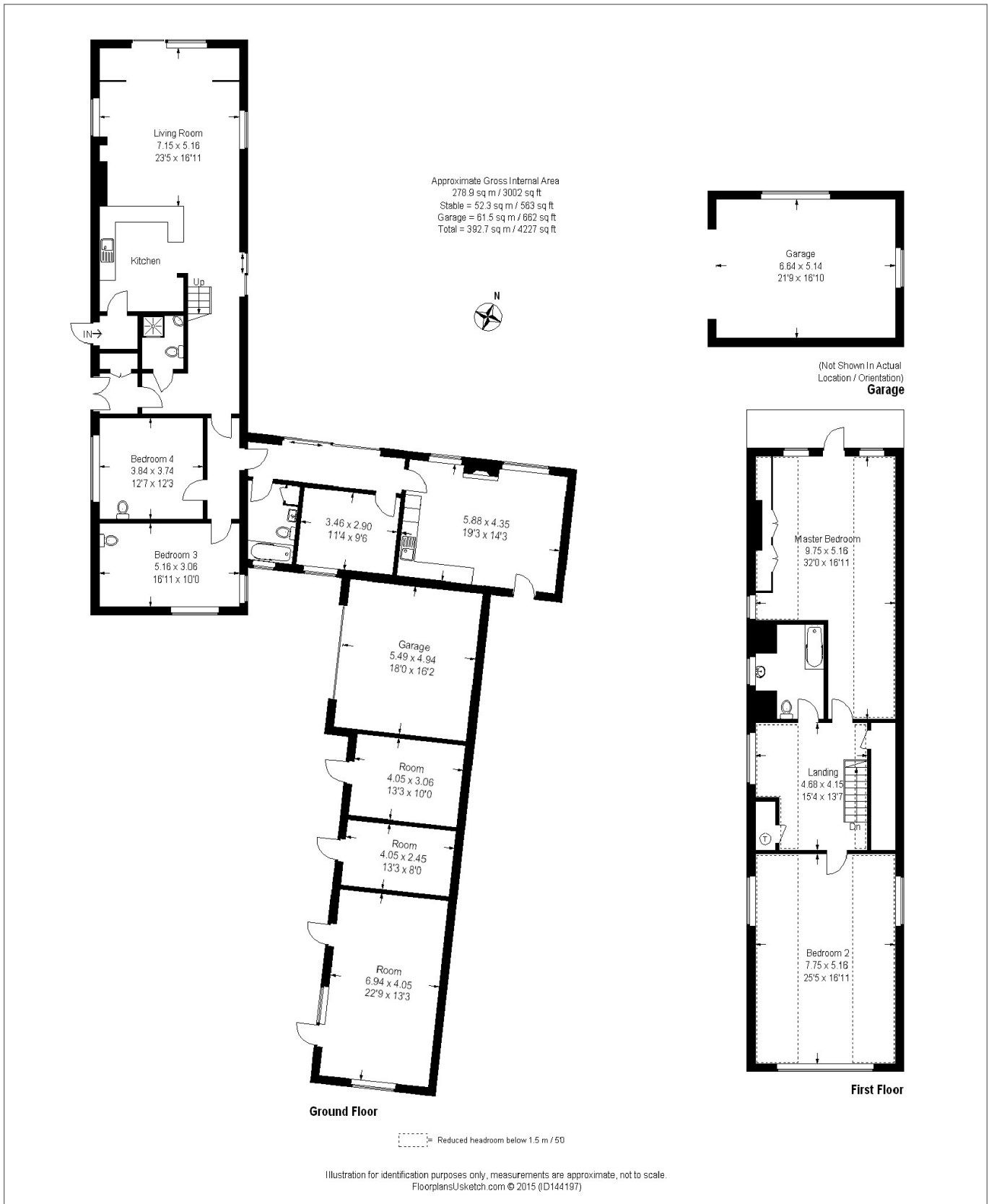
DIRECTIONS

From Truro take the B3284 towards Perranporth. Drive up out of the city and continue onto and through the village of Shortlanesend. Continue through Allet and out to the T-junction with the A30(T), turn left and then after a short distance, right towards Perranporth. At the next T-junction turn right onto the A3075 and drive through Penhallow and onto Perranwell. Pass The White House Inn, drive down the hill and at the bottom where the road bears to the right, the entrance to Lambourne Hill will be seen immediately on the right hand side.

SERVICES

Private spring water supply to the house and annexe. Mains electricity connected. Private drainage to the house and annexe. Part double glazed. Telephone point. Oil fired central heating to the house and night storage heating to the annexe.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	