



Carnmenellis
Character Cottage with 13 Acres

LODGE & THOMAS
ESTABLISHED 1892

Carmmenellis, Redruth

- Character stone cottage
- Breath-taking views
- Approx. 13 acres
- Outbuildings
- Idyllic rural setting

Guide Price - £700,000 Freehold

Perched on an unspoilt hillside, a characterful three bedroom stone cottage with large conservatory enjoying breath-taking expansive reservoir views across distant countryside to St Austell, Falmouth and surrounding areas. The land extends to about 13 acres in total and is complimented by several outbuildings.

The charming cottage is entered through the 16'9 long conservatory, which offers the incredible views. At ground floor level, the traditional sitting room has a wealth of character features including a massive inglenook fireplace, exposed stonework and beamed ceilings. There is also a cosy kitchen breakfast room (restricted ceiling height in this room) with red oil-fired Rayburn, rear entrance lobby, utility room and well-appointed wet room including WC.

An open staircase rises to the three first floor bedrooms and family bathroom. There is a useful loft room above the utility room.

The centrally heated accommodation benefits from uPVC double glazed windows and log burning stove in the sitting room.

Pleasant garden areas surround the property on three sides where the stunning views can be enjoyed. The adjoining land complements this country property beautifully and provides about 3 acres of grazing divided into six enclosures by traditional Cornish Hedging. One of the fields is affectionally known as 'hotel field' and is a 250 yard walk across rough land included in the sale.





The accommodation comprises:

Conservatory double doors incredible views to the north and east directions across Stithians Reservoir to St Austell and Falmouth in the distance. Views across the associated land. Door to:

Sitting Room with two uPVC double glazed windows to front elevation overlooking the garden, a cosy room with many character features, including beamed ceilings, stone fireplace and further massive inglenook granite fireplace with log burning stove on a slate tiled hearth flanked by display recesses. Open wooden staircase leading to first floor, door to:

Kitchen/Breakfast Room (restricted ceiling height) staggering views to reservoir, fitted kitchen, comprising range of floor mounted cupboards with integral dishwasher and refrigerator, roll edge worksurfaces, 1 1/2 bowl stainless steel sink, complimentary ceramic tiling, quarry tiled floor, oil fired Rayburn (finished in red) serving domestic hot water and central heating, character, exposed stonework, beamed ceiling.

Rear Entrance Lobby double glazed windows and door to rear, tiled floor, beamed and wood panelled ceiling, wood, incredible reservoir views;

Utility Room uPVC French doors to outside, roll edge worksurface with various cupboards, space for cooker, loft access hatch leading to useful 1st floor storeroom.

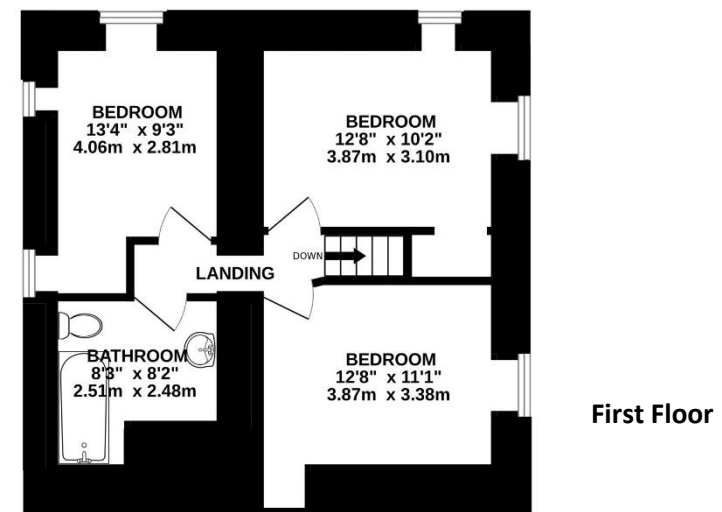
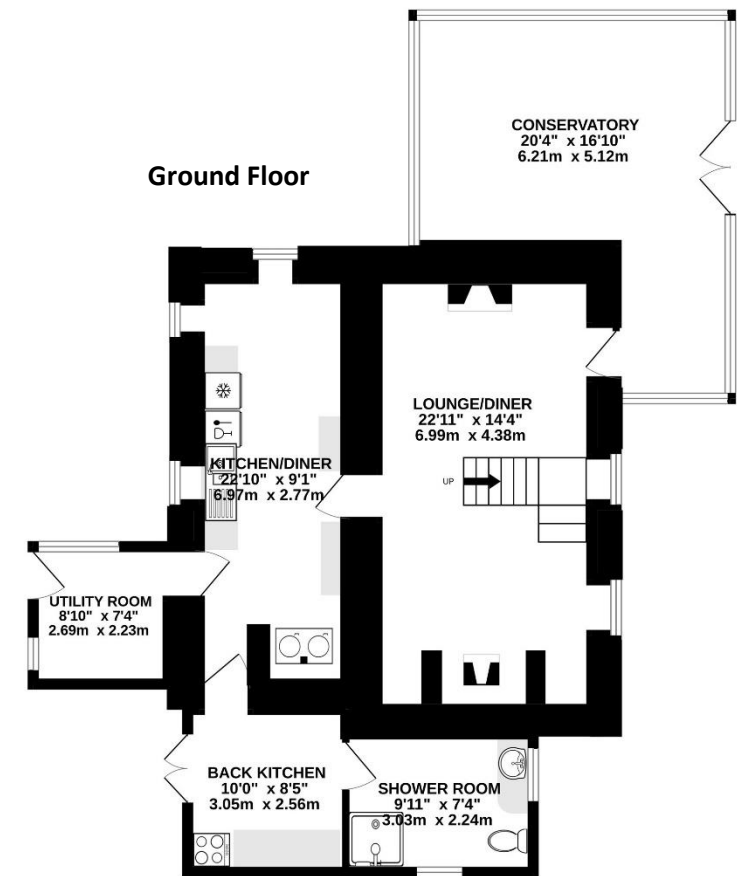
Shower Room (wet room) 4 dual aspect, tiling to floor and three walls, low-level flush, WC, wash hand basin, attractive tiled shelf, mixer riser shower;

Bedroom One canopy ceiling, double glazed window to south elevation overlooking the gardens double radiator, clothes hanging recess;

Bedroom Two dual aspect room taking in the incredible reservoir views, canopy ceiling, part exposed roof trusses, storage recess over stairwell, wooden floor, fitted wardrobes, double radiator;

Bedroom Three L-shaped, sloping exposed wood ceiling, dual aspect with windows taking in the incredible reservoir and countryside views, double radiator;

Bathroom cosy room, comprising panel bath, low-level flush WC, built in wash handbasin with vanity cupboard beneath, mirror, character exposed, stonework.





The property is accessed via a long track which leads to the vehicular parking area with adjacent garaging and other stone and block outbuildings. The track continues between granite gateposts to the cottage, and gardens where the incredible views can be enjoyed.

Steel portal building 16'5 x 9'

Open fronted log store/recycling store 13'6 x 10'4 limited headroom, concrete floor.

Timber garage 29'6 x 17'6. Power and light connected. Concrete floor, two double doors to front allowing vehicular access.

Stone outbuilding part pitched roof and part sloping roof. 11'9 x 8'1 plus 9'10 x 8'5

Pump House: containing equipment to operate borehole.

Greenhouse: 6' x 10' 'lean to' style

Adjacent to the greenhouse is a capped well, being the historic water source for the property.

Garden shed 6' x 8'

Two further derelict outbuildings, including a former cowshed and dairy.

The Gardens

The front gardens comprise different lawn levels complimented by moss covered stone walls, mature trees and flowering shrubs. To the rear, there is a lean-to greenhouse, and various usable areas of lawn.

The Land

A safe haven away from passing traffic and sloping gently to the east, the land is ideal for those keeping ponies, growing or other amenity, and is contained within traditional stone Cornish hedges. There are six usable fields for grazing, five of which lie to the south and east of the main cottage and extend to about 2.4 acres and a further field laid to grass is situated on the west of the land parcel extending to about 0.6 acres and is affectionately known as 'hotel field'. The remaining 10 acres, or thereabouts, of rough upland areas where nature has taken over is designated as 'CRoW' (The Countryside and Rights of Way Act 2000- edged yellow) and gives a right of public access on foot excluding an area of land adjacent to the entrance drive which was grazed in years gone by for cattle.



Situation

The property is conveniently positioned to access the vibrant harbour town of Falmouth, the market town of Helston, and the nearby town of Redruth which offers everyday amenities to include primary and secondary schools, shopping and banking facilities and a main line rail connection from Penzance up to London Paddington. Approximately five miles from Redruth is the north coastal village of Portreath which offers a popular surfing beach and beautiful coastal and harbour walks. Approximately 13 miles away is the cathedral city of Truro which offers more comprehensive shopping, banking and schooling facilities together with the newly renovated Hall for Cornwall theatre.

Services: Borehole water, private drainage, electricity and telephone connected. Oil fired Rayburn providing central heating and domestic hot water. None of these services have been tested and therefore no guarantees can be given.

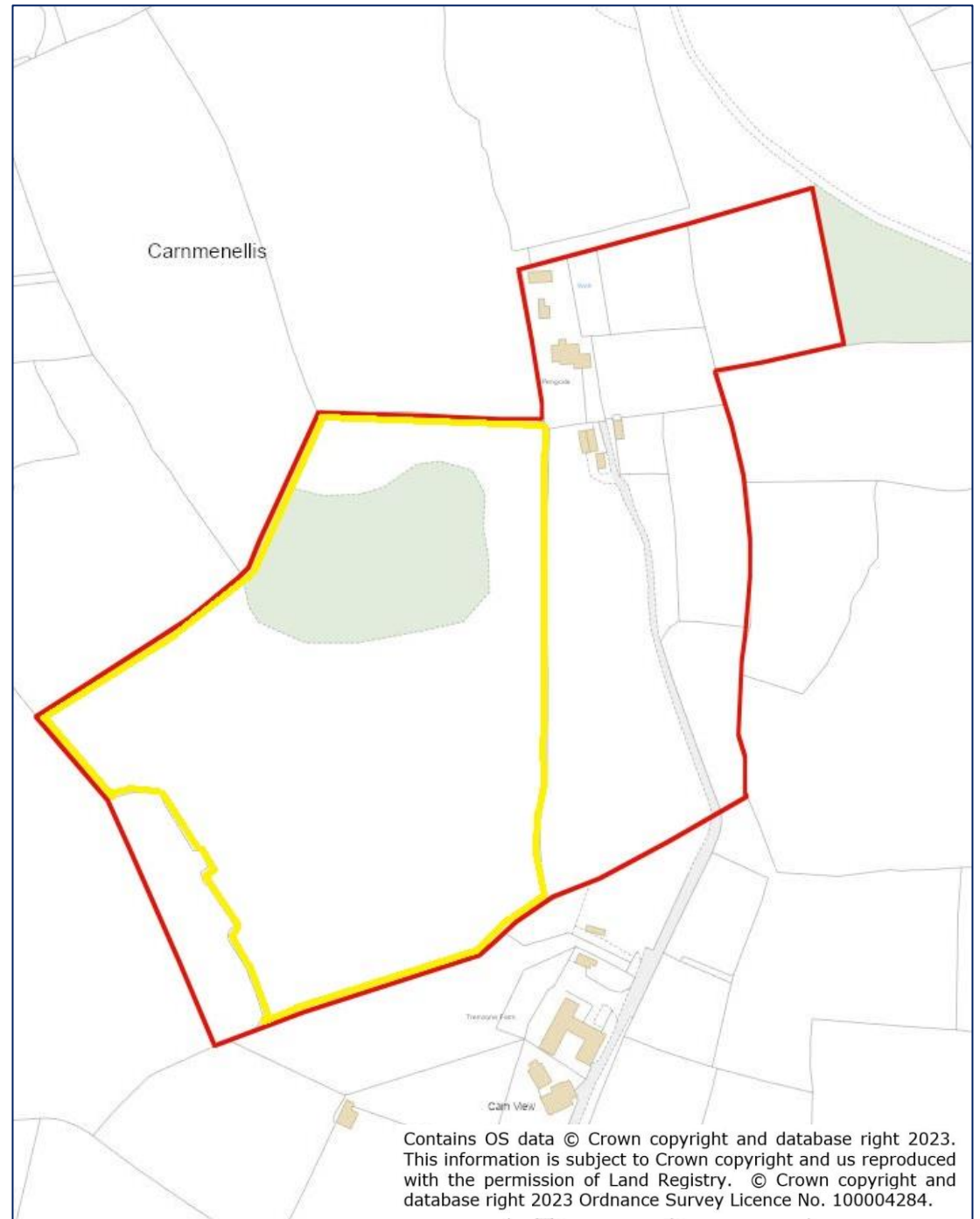
Council Tax Band: B **EPC:** F

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. Edged yellow on the site plan, 'CRoW' (The Countryside and Rights of Way Act 2000) giving a right of public access on foot.

Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

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