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Laity Farmhouse, Laity
Wendron, Helston, TR13 0NW

Of the highest standards, a distinctive historical listed house,
original buildings and grounds - viewing is essential

Helston 3 miles Falmouth 9 miles Truro 13 miles

• Steeped in History • Quality Presentation • Character Features • Just Over
3,000 sq. ft.(gia) • Garage/Workshop • Traditional Courtyard • Extensive
Grounds • Summerhouse •

Guide price £450,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Standing adjacent to the A394, Laity Farmhouse is situated between Penryn and Helston in a rural area with attractive rolling countryside. There are villages in the area and the nearest town is Helston where there is a comprehensive range of retailing and commercial facilities and amenities including schooling and supermarkets.

HISTORICAL NOTE

Laity Farmhouse has a most interesting history. Before 1829 the property was an inn Keep the Kibble Going and a shop called Beggar the Boys. In 1829, the premises became The Miners Arms and in 1845 the thatched roof to the inn was destroyed by fire. Afterwards, the front of the property was rebuilt by Redruth Brewery Co and the property continued as an inn until 1904 when it closed with the fall of the mining industry. It was sold in 1904 to a local farming family who owned the property until 1987 when the current owner purchased.

DESCRIPTION

Laity Farmhouse offers to the market a significant historical property with numerous character features, extensive accommodation, a delightful range of useful and attractive original buildings and a fine garage/workshop and well-tended gardens and grounds.

A viewing is recommended to fully appreciate the quality of its accommodation with extends to about 3,024 sq ft (gia) and its interesting and distinctive character features. Indeed, Laity Farmhouse is Listed Grade II as a Building of Special Architectural or Historic Interest and features of note include exposed granite floors, slate flagstone floors, ceiling timbers, wall niches, numerous fireplaces, window seats, partition screening, an old coach house, stables and a privy with original adult and child twin seats with circular lids.

ACCOMMODATION

(With approximate room measurements shown on floor plan)

ENTRANCE VESTIBULE

With front door with headlights over, dado rail, wall niche and part opaque patterned front door opening to:-

RECEPTION HALL

With exposed granite floor, radiator, dado rail and doors off to:-

SITTING ROOM

With wood-burner set in wide original granite fireplace with shelved display to side, granite flagstone floor, exposed granite floor, window seat, dado screen and rail, high ceiling timbers and double doors to Old Scullery.

LIVING ROOM

A fine L-shaped room with high ceiling timbers, cast iron ornate arched Victorian open fireplace with timber surround and mantle and slate hearth with display recesses to either side, second fireplace recess with grate, hatch to kitchen, two radiators and dado rail.

SIDE REAR HALL

With door to understairs cupboard and stable style part glazed door to outside. Part obscure glazed door to:

OLD SCULLERY

With radiator, slate floor, high level display shelving, high ceiling timbers and original ornate Cornish range. Door to:-

BATHROOM 1

With wood panelled bath with Victorian style mixer tap shower fitment and electric shower and patterned splashback tiling over, WC, bidet and pedestal washbasin with ornate splashback tiling. Corner base and eye-level cupboards. Radiator, tiled floor, ceiling timbers and double aspect.

From the Reception Hall, door with inner brick & timber steps with book-shelving down to:-

MODERN FARMHOUSE KITCHEN

A delightfully presented atmospheric and interesting room. Range of matching base and eye-level white kitchen units with rolled worktop surfaces to splashback tiling with stainless steel single drainer sink unit with vegetable bowl and mixer tap, inset fan-assisted oven and grill and separate oven and grill, integral dishwasher and space for American style fridge freezer. Matching island unit and dresser unit. Oil fired Stanley set in fireplace recess serving domestic hot water and central heating. Original corner copper with round lid, Victorian ornate cast iron stove, corner bread oven, high level ceiling timbers and semi-circular original corner cupboard with slate worktop. Steps down to:

FORMER BASEMENT CELLAR/STUDY

This room has been modernised to serve as a study with slate floor, radiator, ceiling timbers and shelving.

From the Reception Hall, turning balustrade stairs with wall niche & half-landing with door to:



DRAWING ROOM

A delightful room with double aspect including window seat and cast iron arched fireplace with wood surround and mantel and slate hearth, corner fireplace grate, two radiators and door with sliding folding screen to:-

FAMILY ROOM

With ornate Victorian open fireplace with stone hearth, timber surround and mantle and original panelled built-in storage cupboards to either side, double aspect with window seat and two radiators. NB The folding original screen can be opened to join the Drawing and Family Rooms and create one large Reception Room.

LANDING

With radiator and doors off from right to left to:-

BEDROOM 3

With wall shelving and radiator.

BEDROOM 2

With cast iron fireplace with ornate surround and mantle, picture rail, book shelving and radiator.

BEDROOM 4

With radiator and picture rail.

BEDROOM 1

With ornate cast iron Victorian fireplace grate with timber surround and mantle, high level picture rail, radiator and trap to roof space.

BATHROOM 2

With bath with splashback tiling, ornate WC and matching pedestal washbasin with splashback tiling. Rural views. Radiator and door to corner Airing Cupboard with lagged hot water cylinder with immersion heater.

OUTSIDE

To the front of Laity Farmhouse is a tarmac Forecourt, providing parking for a numerous vehicles, from which there is a gate and vehicular access to the side of the house leading to rear parking and a fine timber Garage/Workshop about 29'3 x 15' with light, power, double aspect, concrete floor, work benches, shelving and double high vehicular doors.

To the rear of the house is a natural stone enclosed Courtyard with feature corner well pump and low level vented doors to Storage and Store Shed 9'10 x 5'5 (average measurement) with high level recessed chicken nesting boxes, slate floor and lighting. Adjacent is an original Victorian open Urinal from when the property was previously an

inn.

Adjoining the kitchen is an original Coach House about 18'6 x 14'3 with concrete floor, high level timber ceiling and high double doors. It is considered there is potential to extend the existing accommodation of the house into the former Coach House - subject to all necessary consents and approvals. Adjoining is a Lean-to Barn about 18'4 x 9'2 with exposed stone elevation, slate floor, worktop surface with cupboard under and recesses and plumbing for washing machine and tumble dryer.

Original stone Stable about 16'5 x 14'9 with cobbled floor, side door, high level ceiling and mezzanine storage. Adjoining store and adjoining original Privy with child and adult seats with original round lids.

GARDENS AND GROUNDS

On the northern side of the house and Garage/Workshop is a large garden laid mainly to lawn with a wide plethora of flowering shrubs and trees and perennial flowers interspersed with some fruit trees. Within the garden is a granite Garden Shed about 9'9 x 8'6 and an excellent Summer House about 14' x 8' with tiled floor, timber frame and slate roof, triple aspect and front canopy opening to paved and low walled seating area. Beyond are mature garden areas intersected with grass paths and a further wide variety of herbaceous shrubs, plants and decorative trees. On the eastern side is a mature and attractive enclosed garden with central lawn and array of appealing and well-tended flowering shrubs and plants.

To the west is a separate fenced open Storage Area with mature Sycamore tree and secondary drive leading to the main road. In total, Laity Farmhouse extends to about .85 of an acre.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

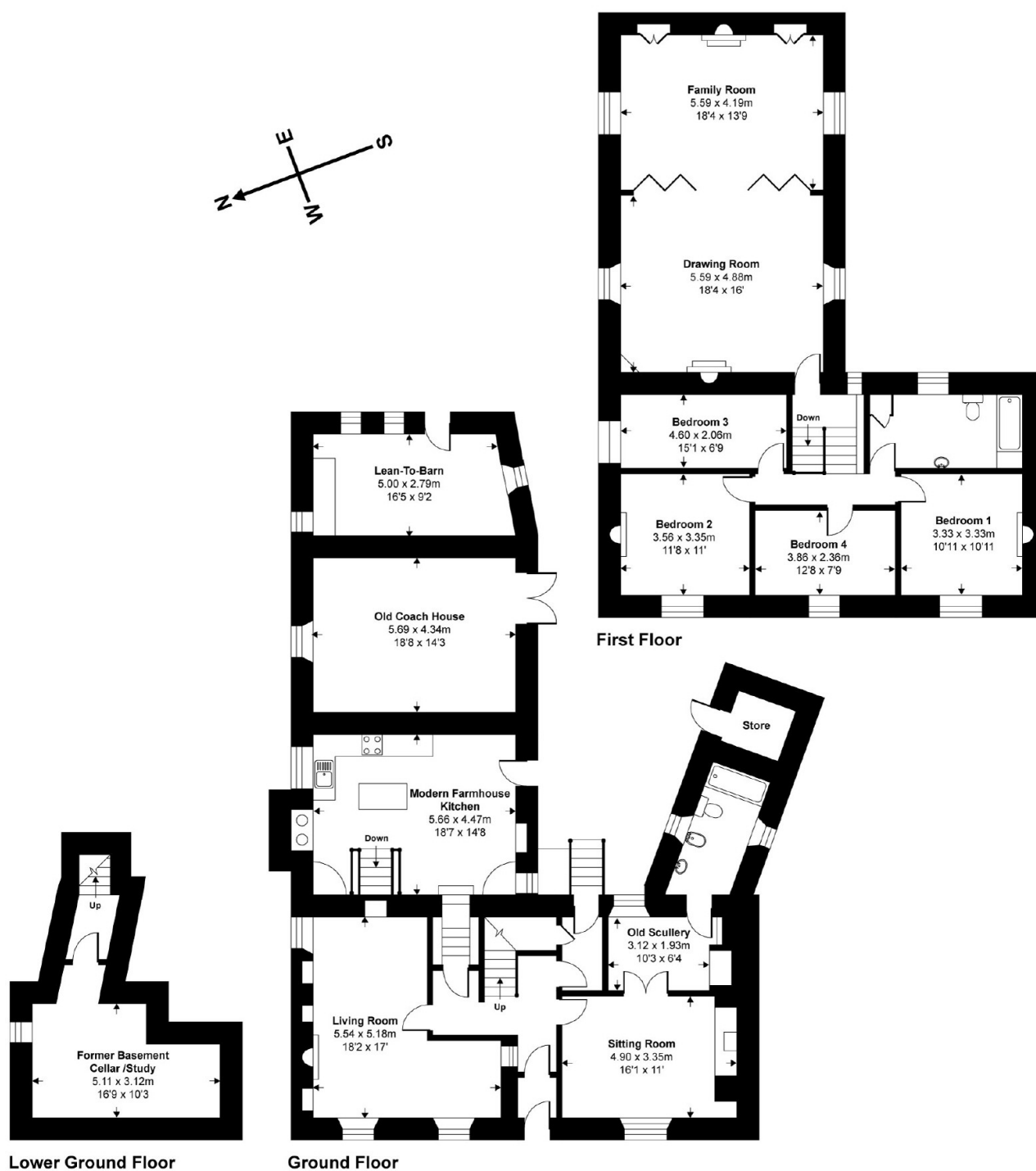
From Truro take the A39 towards Falmouth. Drive to Treluswell Roundabout and continue straight over to Higher Treliever double roundabout. Take the A394 towards Helston and drive through Longdowns, Rame and Edgcombe. About 1.5 miles after Edgcombe, pass the engine house on the right-hand side and Laity House will then be seen on the left-hand side - shortly after the turning to the left towards Seworgan.

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating. TV and telephone points.



Approx. Gross Internal Floor Area
280.9 Sq Metres 3024 Sq Ft (Excludes External Store)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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