



- Large Detached Country Residence
- Flexible Accommodation Throughout
- Stabling, Yard, Barn and Workshops
- Set within Approximately 9 Acres
- Chain free
- EPC Rating E43, Annexe E46

Trethellan Water, Lanner, Redruth, TR16 6BP

Set within the peaceful valley hamlet of Trethellan Water. It offers delightful views over its own land and of the surrounding countryside from all aspects. The detached farmhouse is currently organised as a five bedroom family home with a one bedroom annexe, but the layout enables considerable flexibility. The property offers stabling for six horses within a covered yard and barn complex, with an adjacent 20m x 40m floodlit sand school. There are several additional outbuildings and workshops. The land extends to approximately nine acres, with two fields, a woodland and formal and informal gardens. In readiness for moving, the vendors currently use the property for their own private use, but have run a small scale livery and equestrian training business at the property in recent years.

Asking Price of £875,000 Freehold



Property Description

THE PROPERTY

Millerson are proud to announce the sale of this unique dwelling. Offered to the market with no onward chain.

It is currently set up as a family home and equestrian business sitting in approximately nine acres, including woodland. The main farmhouse offers flexible accommodation throughout to suit a variety of needs. There is further potential to provide holiday let/B & B opportunities.

Located on the edge of valley there are fantastic views of the surrounding countryside, and it is perfectly situated to enjoy walks and hacks.

ACCOMMODATION IN DETAIL

(All dimensions are approximate)

Double glazed, twin paned front door opening into:-

KITCHEN/DINING ROOM

23' 2" x 9' 11" (7.06m x 3.02m) Tiled flooring. Radiator. Double glazed bay window to front aspect. A range of base units and drawers with recess for dishwasher and fridge with roll edge work surfaces above incorporating a stainless sink and drainer with mixer tap above. Two double glazed windows to side aspect. Integrated four ring hob with oven grill below and extractor fan over with eye units to either side. Aga set into a brick edged recess with integrated spot lights above. Open beamed ceiling. Archway through to inner hallway offering understairs storage cupboard and door into:-

LOUNGE

21' 2" x 17' 11" narrowing to 11' 9" (6.45m x 5.46m) Partial parquet flooring. Radiator. Feature granite inglenook fireplace with slate hearth with wood burner stove, currently connected to bottled gas, recess to side. Open beamed ceiling. Double glazed windows to front aspect. Double glazed doors opening onto the front and rear. Exposed stone granite quoins and exposed granite seat. Door through into:-





GROUND FLOOR BEDROOM

14' 10" x 10' 7" (4.52m x 3.23m) Two radiators. Three deep set double glazed windows to front aspect with tiled sills. Coved and textured ceilings. Wood burner stove currently connected to bottled gas set onto a slate hearth. Door opening into shower room and a further door into annexe bedroom:-

SHOWER ROOM

Tiled flooring. Radiator. Low level w.c. with concealed cistern. Vanity wash hand basin set onto a unit with cupboard below and recessed glazed shelving to side. Double shower tray with tiled surrounds and sliding glazed door with shower above off mains. Obscure double glazed window to rear aspect. Integrated ceiling spot lights. Extractor fan.

Returning into the lounge, there is a further door opening into:-

OFFICE

8' 9" x 7' 0" (2.67m x 2.13m) Tiled flooring. Base level fitted oil boiler. Multi-paned sash window to rear aspect. Obscure glazed window to side aspect. Fitted shelving. Loft access

Returning to the inner hallway, there is a further door into:-

UTILITY ROOM

19' 8" narrowing to" x 6' 1" minimum (5.99m x 1.85m) x 11' 9" (3.58m) This L shaped room offers tiled flooring, double glazed door to rear garden and double glazed door to side opening onto the porch. Base level units and drawers offering roll edge work surfaces above with plumbing below for automatic washing machine. Integrated stainless steel sink and drainer. Double glazed window to side aspect. Fitted cupboards offering hanging space. Door opening into:-

PANTRY

Recess and space for a tall, free standing fridge and freezer. Work surfaces to the side with open vegetable baskets below. Eye level units. Obscure double glazed window to the side aspect. Fitted pantry cupboards incorporating a sliding condiment cupboard

SEPARATE W.C.

Tiled flooring. Low level w.c. Vanity hand wash basin. Tongue and groove dado to dado height. Open beamed ceiling. Double glazed obscure window to rear aspect.



Returning from the utility room, there is a door opening into a further inner hallway with staircase rising to the:-

FIRST FLOOR LANDING

Velux window to rear. Door opening into:-

MASTER BEDROOM

17' 0" x 11' 9" (5.18m x 3.58m) Radiator. Double glazed window to side aspect with double glazed door opening onto the rear veranda with steps down to onto the rear garden. Velux window to side aspect. Bonnet ceiling. Doorway opening into:-

EN-SUITE

Radiator. Pedestal wash hand basin, low level w.c. and corner shower cubicle with shower above off mains. Tiled surrounds. Extractor fan. Integrated ceiling spot lights. Velux window to rear aspect.

BEDROOM TWO

11' 7" x 13' 6" (3.53m x 4.11m) Open floorboards. Double aspect, double glazed windows to front and side aspects offering delightful countryside views. Feature ornate fireplace with tiled hearth. Loft access. Radiator. Fitted wardrobes offering hanging space and shelving.

From the landing, there are steps down onto:-

LOWER LANDING

Radiator. Velux window to rear aspect. Loft access. Fitted shelving. Access into storage area. Doors into:-

BATHROOM

11' 1" x 10' 1" (3.38m x 3.07m) Radiator. Panelled bath with antique style mixer tap above including a shower hand attachment, low level w.c. and pedestal wash hand basin. Step up into double shower tray with glazed door and surrounds with shower above off mains and tiled splashbacks. Extractor fan. Double glazed window to front aspect. Cupboard housing hot water cylinder.

BEDROOM/OFFICE

8' 4" x 7' 11" (2.54m x 2.41m) Radiator. Double glazed window to front aspect. Fitted shelving. Fitted wardrobes offering hanging space and shelving.

BEDROOM

18' 11" x 10' 9" (5.77m x 3.28m) Two radiators. Three deep set double glazed windows to front aspect and one double glazed window to rear. Integrated ceiling spot lights. Fitted wardrobes offering hanging space and shelving.

ANNEXE

The annexe can be included within the main property but is currently used as an independent annexe, accessed via its own front door from the driveway.

Double glazed front door opening into:-

PORCH

Tiled flooring. Double glazed window to front aspect. Wall mounted cupboard housing fuse board. Multi-paned door opening into:-

ANNEXE BEDROOM

14' 7" x 10' 11" (4.44m x 3.33m) Radiator. Double glazed window to front aspect. Door opening to main house, ground floor bedroom. Open tread staircase with hand rail to side leading into:-

LIVING ROOM

11' 8" x 8' 6" (3.56m x 2.59m) Radiator. Double glazed window to front aspect. Door opening into bedroom four of the main house.

KITCHEN

11' 11" x 9' 11" (3.63m x 3.02m) Vinyl flooring. Radiator. Double aspect, double glazed window to side and rear aspects offering views over the formal garden. Fitted base level units and drawers offering roll edge work surfaces above incorporating a stainless steel sink and drainer. Recess and power for free standing electric cooker and plumbing and space for automatic washing machine. Base level fitted boiler. Eye level units. Double glazed door opening onto the rear patio and garden.

Returning from the living room there is a further door into:-

BATHROOM

Radiator. Low level w.c., pedestal wash hand basin and twin gripped panelled bath with shower above off mixer tap. Deep set, double glazed obscure window to front aspect with tiled sill. Cupboard housing a hot water cylinder offering shelving. Loft access.

OUTSIDE

The property is approached via a sweeping tar mac drive, with granite walls to each side, mature trees, shrubs and lawns. The driveway extends along the front of the property where there are paved patio areas. There is further vehicle access at the eastern end of the house onto a driveway adjoining the property of East Trethellan, and a footpath to the north.

GARDENS

The front garden is laid to lawn, with a border of mature trees to the eastern aspect. There are raised beds to the front and side of the house, with mature shrubs. The rear garden is terraced with granite walling, paths and steps. It is laid to lawn and includes several mature trees. There is a paved terrace outside the annexe kitchen from which a series of small pools flow down to the paved area by the French doors to the lounge.

STABLING AND YARD AREA

Stable block, with four internal stables, block work to 4ft, with wire mesh partitioning over, off a corridor for ease of access. Water, power and lights connected. The block has large double doors at its gable end, opening onto a concrete yard towards the barn and sand school (which is floodlit and measure 40m x 20m), and further doors in the centre, opening onto a large contained concrete yard with muck bunker and access to both fields and the paddock.

BARN

51' 2" x 22' 6" (15.6m x 6.86m) Currently set out with two large stables to the rear, and storage cupboards along one side. Access for 7.5 tonne horsebox, forage and bedding storage.

TACK ROOM

Tiled flooring, with double glazed window and doors at both ends. Case level unit with stainless steel sink with wall mounted Heatrae Sadia above. Power sockets throughout. This building also houses a toilet and the borehole water filtration system.

MULTI PURPOSE OUTBUILDING

This outbuilding includes two stables, one with access to the paddock at the rear, two open fronted car ports, and an additional storage space.

WORKSHOP ONE

17' 9" x 14' 2" (5.41m x 4.32m) Double glazed entrance door to front and simple window to rear, power connected. Concrete floor and insulated roof with velux windows.

WORKSHOP TWO

18' 11" x 14' 0" (5.77m x 4.27m) (external measurements) Double glazed entrance door and window to front, with large double doors to side enabling vehicle access. Power and light connected. Small wooden storage shed attached to the rear.

LAND

The land extends to approximately nine acres. There are two fields, both with a mix of post and rail and Cornish hedge boundaries. There is water provided to both fields. The lower field has some hard standing track and penned areas around the gateways for winter use. The field slopes down to a woodland area that adjoins the river boundary, and can also be accessed directly from the driveway.

The top field has access onto the footpath on the eastern boundary. There are a few small cross country jumps, ditches, banks etc. There is a useful paddock adjacent to the main stable yard, with water supplied and post and rail fencing.

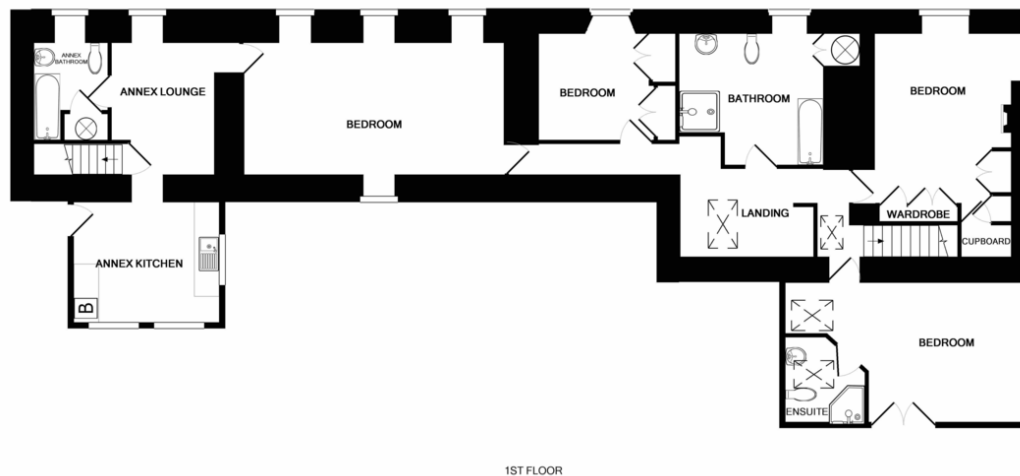
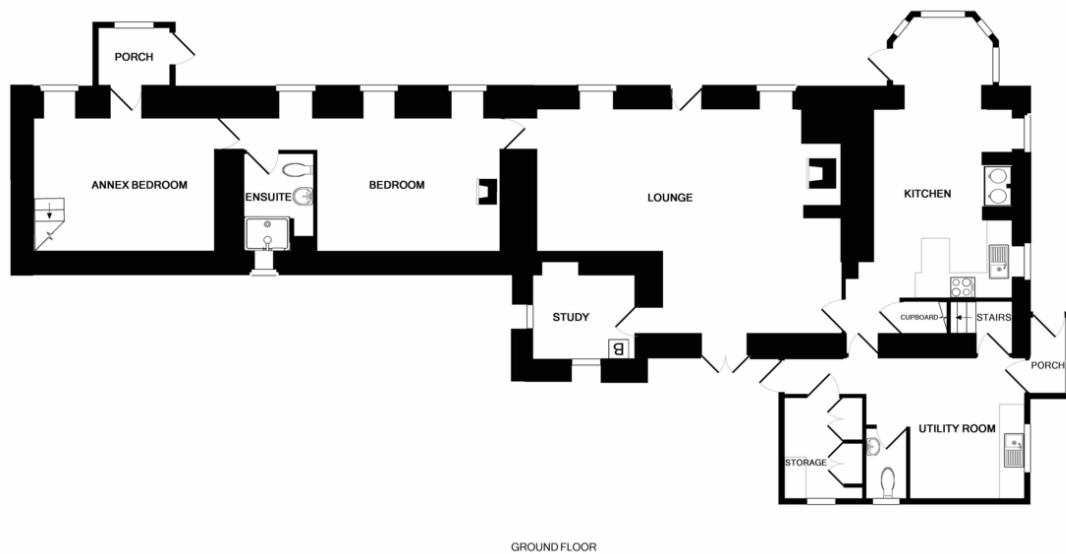
SERVICES

Mains Electricity, Private Water Supply and Private Drainage. (However we have not verified connection).

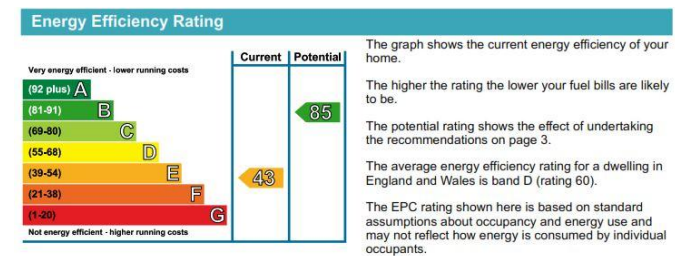
DIRECTIONS

Proceed out of Redruth along Southgate Street. At the traffic light continue straight on proceeding into Lanner. Continue down Lanner Hill and towards the bottom of the hill turn right onto Bell Lane. Continue along Bell into Chapel Hill at the grass triangle turn left. Continue along this road for approx. 1 mile where you will come to another grass triangle. Turn right here and continue along the lane down into the valley where the driveway will be found on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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