



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5638

£435,000

Kerdreal Lodge,
Ruan Lanihorne, Truro, Cornwall

FREEHOLD



An enchanting 3 bedroomed detached bungalow located in one of the Roseland's most tranquil villages and set in a peaceful and secluded position with attractive country views including a glimpse of the tidal Ruan Creek.





SUMMARY OF ACCOMMODATION

Entrance porch, entrance hall, bedroom with en-suite shower room, 2 further double bedrooms, bathroom, living/dining room, conservatory and kitchen.

Outside: detached single garage, ample parking for several cars and an attractive well stocked secluded garden.

DESCRIPTION

Kerdreal Lodge will appeal to those looking for a country setting yet within a village community and would make an attractive retirement or main home or equally a very private and secluded holiday home. The property is coming to the market for the first time in 38 years and there will be no onward chain. The lodge was built using many reclaimed materials and is of an interesting design that mixes modern with period incredibly well, giving the property a rather timeless and almost colonial feel. There are large multi pane windows in the bedrooms which flood the rooms with wonderful morning light and the elegant lounge/dining room has beamed ceilings, a substantial stone fireplace with an inset woodburner. Leading off the living/dining room is the spacious conservatory that offers comfortable living space all year round. The kitchen leads from the dining room and this in turn has a door to the courtyard which leads to the detached garage. The property also has the benefit of a new contemporary bathroom and en-suite shower room and has been well maintained with uPVC double glazing throughout much of the property.

The grounds are a particular feature of the lodge being private and secluded and not overlooked yet with far reaching country views particularly to the rear which benefits from the afternoon and evening sun. The property is approached via a nine bar farmhouse style gate and there is a gravelled driveway providing parking for several cars.



LOCATION

Ruan Lanihorne is situated in the heart of the beautiful and unspoilt Roseland Peninsula, about 8½ miles from the yachtsman haven of St Mawes beside the Fal Estuary. The village was formerly one of the waterside settlements of the Celtic saints with the fine old church of St Rumon which dates from Norman times together with the popular local inn (The Kings Head) situated in the centre of the village. The larger village of Tregony which has shops catering for everyday needs together with highly regarded school facilities is about 2½ miles away, whilst the cathedral city of Truro 11 miles has a good selection of specialist shops and leisure facilities. St Austell, 11 miles away also provides excellent shopping and a mainline railway station. Newquay Airport at St Mawgan is within a ½ an hour drive and Truro has a mainline railway station with travelling time to London Paddington in approximately 4½ hours. Exeter and the M5 motorway are about 1½ hours drive away.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

ENTRANCE PORCH. With Cornish stone feature wall and Cornish stone floor, courtesy light, wood panelled entrance hall with multi pane glazed panel to the side leading to:-

ENTRANCE HALL. Night storage heater, linen cupboard with slatted shelving and lagged hot water cylinder, access to loft space via a foldaway ladder, wall light.

BEDROOM 1 – 17'6" x 11'6. Large multi paned window to the floor overlooking the front courtyard, built-in double wardrobe, electric radiator, three wall lights. Door to:-

EN-SUITE SHOWER ROOM. Large double shower being fully tiled with sliding door and Mira Event electric shower, matching white suite of low level wc and wash basin with built-in vanity unit under, wood panelling to half height, wall mounted towel rail.

BEDROOM 2 – 10'10" x 9'3". Large multi pane window to the floor overlooking the front courtyard, built-in wardrobe, electric radiator, two wall lights.

BEDROOM 3 – 12'2" x 8'2". Currently used as a study with uPVC double glazed multi paned window to floor level and overlooking the attractive side garden, built-in double wardrobe, electric radiator, two wall lights.

BATHROOM. White suite of panelled bath with mixer taps and shower attachment, matching modern suite, low level wc and wash hand basin in beech vanity unit with storage under, part tiling and part wood panelled walls, Dimplex electric wall heater.

Glazed doors lead from the hall to:-



LIVING ROOM – 21'7" max. x 15'11". A particularly spacious room with a feature Cornish stone fireplace and raised hearth with beam mantel, inset woodburning stove, matching stone pillar, fitted bookcase, two night storage heaters, multi pane glazed double doors from both the lounge and the dining room give access to the conservatory, beamed ceiling, spotlight, door to:-



KITCHEN – 15'6" x 8'5". A range of fitted worktops with a stainless steel double bowl single drainer sink unit with a range of drawers and cupboards below, built-in Siemens four ring hob with built-in oven under and extractor hood over, space for dishwasher, space and plumbing for washing machine, space for tall fridge freezer, matching range of wall cupboards and shelves, tiled splashbacks, uPVC double glazed window overlooking rear garden and uPVC window and uPVC half glazed door to side courtyard which leads to the garage.



CONSERVATORY – 18' x 9'7". Currently used as a further dining and sitting room and enjoying wonderful views over the garden and the countryside beyond including a glimpse of Ruan Creek, uPVC windows and double doors opening onto the rear garden with a side door leading to a gravelled seating area.



OUTSIDE

A shared tarmaced driveway leads via a timber gate to the gravelled parking area which in turn leads to the single detached garage 19'4" x 9'1" with an up and over door, light and power, fitted shelves and pedestrian door leading to the side courtyard area. The gardens surrounding the bungalow are a true delight with a large lawned area to the side containing well stocked



beds of hydrangeas, agapanthus, roses, camellias, rhododendrons, pampas and ferns. This in turn leads round to the rear garden from which there are wonderful countryside views and further lawn with hydrangeas and other specimen shrubs and this in turn leads round to a gravelled and paved sitting out area with log store and concrete seats.



From the front courtyard a wrought iron gate leads through a Cornish stone wall into the side private courtyard which is paved with an outside tap and a door leading to the kitchen and into the garage.



Nearby Ruan Creek

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR2 5NX.

SERVICES – Mains water, mains electricity, private drainage via septic tank, electric night storage heaters. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From Tregony follow the country lane signposted towards Ruan Laniorne. As you come into the village Kerdreal Lodge is immediately on the left hand side opposite the Old Rectory.

Energy Performance Certificate

Kerdreal Lodge, Ruanlaniorne, Ruan High Lanes, TRURO, TR2 5NX

Dwelling type: Detached bungalow	Reference number: 8647-7820-1709-2493-0902
Date of assessment: 07 October 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 October 2013	Total floor area: 96 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,501
Over 3 years you could save	£ 2,826

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 5,334 over 3 years	£ 3,174 over 3 years	<div style="background-color: #2E8B57; color: white; padding: 5px; width: fit-content; margin: auto;"> You could save £ 2,826 over 3 years </div>
Hot Water	£ 930 over 3 years	£ 264 over 3 years	
Totals	£ 6,501	£ 3,675	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 825	✓
2 Floor insulation	£800 - £1,200	£ 498	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 144	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

Not to scale – for identification purposes only.



