

ROSELAND PENINSULA



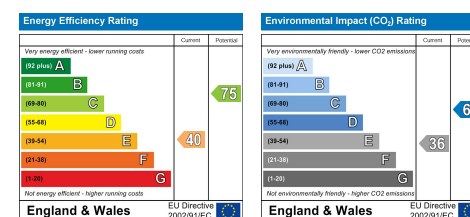
LANESEND, TREWORG

APPROX GROSS INTERNAL FLOOR AREA [INCLUDING GARAGE]:
113 SQ METRES/1218 SQ FT

KEY FEATURES

- 3 Bedrooms
- Kitchen & Utility/Shower Room
- Double Glazing
- Several Outbuildings
- Development Potential
- Spacious Reception Area
- Oil Central Heating
- Adjacent Garage
- Very Large Garden
- Centre Roseland Hamlet

ENERGY PERFORMANCE RATING



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LANES END, TREWORG, RUAN HIGH LANES, TRURO, TR2 5NW

DEVELOPMENT OPPORTUNITY

Detached three bedroom bungalow for refurbishment set within a large plot of land of approximately one third of an acre in the centre of a charming Roseland hamlet. Potential for redevelopment of the whole site or perhaps additional development (subject to consent) due to a favourable pre-application planning enquiry. EPC - E

GUIDE PRICE £395,000

GENERAL REMARKS AND SITUATION

This is a rare opportunity to purchase a property of this type in such a favourable location within the picturesque Roseland peninsula. Lanesend comprises a detached bungalow standing within a large site of approximately one third of an acre in the very centre of the hamlet of Treworga. Probably built in the late 1960's and then further extended the bungalow has been upgraded with replacement double glazing and oil fired central heating but is now in need of complete internal refurbishment. In its present form it lends itself for remodelling, further extension or even replacement of a dwelling on a "grand design" scale. The large garden may also afford potential for further development (subject to consent - see comments below).

The bungalow has a sunny aspect and enjoys very pleasant country views. The hamlet of Treworga lies within the heart of the Roseland Peninsula and hence is part of an area scheduled as being of outstanding natural beauty and renowned for its many scenic attractions. The beaches at Carne and Pendower are within a few minutes driving distance from the property and all the harbour side villages such as Portloe, Portholland, Portscatho and St. Mawes are wall within a few miles. The tidal saltings at nearby Ruanlanihorne at the head of the creek are also a significant local feature and there are good sailing facilities at Percuil and St. Mawes. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

DEVELOPMENT POTENTIAL

A pre-application advice for an additional new dwelling was submitted in the summer of this year (pre-application enquiry ref. PA18/02085/preapp) and on the basis of the proposal the report concludes "that an application made on the basis of the proposal as submitted would be likely to be supported by officers within the current policy framework".

A copy of the pre-application enquiry is available from the agents.

THE BUNGALOW

The bungalow is conventionally built of cavity wall construction with a concrete tiled roof to the original part. Windows have replacement double glazing and internally there is a comprehensive system of oil fired central heating.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

With quarry tiled floor and glazed door leading into:-

LOUNGE/DINING ROOM

20'9" x 10'6" (6.32m x 3.20m)

With DINING AREA 2.90m x 2.39m (9'6" x 7'10")

Spacious open-plan area featuring stone fireplace with open hearth and matching walling to either side, four radiators and fitted wall



lights. There is an additional lobby area 2.29m x 1.17m (7'6" x 3'10") which provides access to the third bedroom.

KITCHEN

10' x 9'8" (3.05m x 2.95m)

With a range of fitted units, double drainer sink unit and a Tricity double oven. Trianco oil fired central heating boiler.

INNER HALLWAY

With airing cupboard containing lagged cylinder and immersion heater.

BEDROOM 1

16'5" x 10' (5.00m x 3.05m)

With two ranges of full height fitted wardrobes, radiator and bed light.

BEDROOM 2

10'6" x 10' (3.20m x 3.05m)

With a range of fitted wardrobes and an additional full height bedside cupboard. Radiator.

BATHROOM

With bath complete with shower attachment, wash hand basin and w.c. Radiator and shaver socket.

UTILITY AND SHOWER ROOM

8'6" x 6'6" overall (2.59m x 1.98m overall)

With the utility having sink with adjacent worktop and cupboard below and plumbing facility for washing machine. Door to shower cubicle with Triton shower fitting and w.c.

BEDROOM 3

13'10" x 9'4" (4.22m x 2.84m)

Accessed from the lounge and with two radiators.

OUTSIDE

Adjoining the bungalow there is a single GARAGE 4.95m x 2.67m

(16'3" X 8'9") with electric up and over door and rear pedestrian door.

As previously mentioned the whole site extends to approximately one third of an acre and largely comprises areas of grass and established shrubs. Within the garden area there are two timber GARDEN SHEDS, an old sheeted GREENHOUSE, WORKSHOP 5.49m x 3.66m (18' x 12') with workbench, light and power, LOG STORE and STORE SHED.

SERVICES

Mains water and electricity. Private drainage system. Oil storage tank for central heating as previously mentioned.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding from Tregony along the A3078 to St. Mawes take the right hand turning at Ruanhighlanes signposted to Philligh and King Harry Ferry. Continue along this road for approximately a quarter of a mile taking the next right hand turn which leads into the hamlet of Treworga. Lanesend will be easily identified in the very centre of the hamlet where a Philip Martin board has been erected.

