

STAGS

Lanherne Mill

Lanherne Mill Winsor

St Mawgan, Newquay, Cornwall, TR8 4EU

Edge Popular St Mawgan Mawgan Porth Beach 1.5 miles
Padstow 7 miles Newquay 5 miles

On the edge of popular St Mawgan, a most atmospheric and highly appealing residence, various outbuildings and wonderful gardens

- Private Drive
- Kitchen & Dining Room
- Magnificent Garden Room & Store – used as Studio & Pottery
- Bathroom & 2 En Suites
- Summerhouse & Garden, Tool, Store & Log Sheds
- Reception Hall
- Living Room, Office & Snug
- 4 Bedrooms - plus Music Room/Bedroom 5
- General Purpose Building
- Freehold. Council Tax Band F

Guide Price £895,000

SITUATION

Lanherne Mill is situated on the north-eastern outskirts of the sought after village of St Mawgan in the Vale of Lanherne. The village includes a primary school, village shop and post office, attractive church, Japanese garden, public house and recreational field.

Mawgan Porth beach is about 1.5 miles to the west and can be reached via a footpath from the property, through the beautiful Vale of Lanherne - about 20-25 minutes walk. The historic harbour of Padstow is about 7 miles and the coastal resort of Newquay about 5 miles. Along the North Cornish coastline are a number of renowned recreational and surfing beaches including Watergate Bay, Porthcothan Beach, Treyarnon Bay, Constantine Bay, Harlyn Bay and so forth. There is a junction to the A30(T) about 6 miles to the south-east and Newquay Airport is situated just to the south of St Mawgan.

DESCRIPTION

Well situated off Winsor Lane, being a 'no-through road', Lanherne Mill presents to the market a quality and attractive residence of Victorian origin and which has been extended by the current vendors about 11 years ago to provide a superb Kitchen and Dining Room, wc and first class light and spacious Garden Room and Store – currently used as an artist's Studio and Pottery. The house has a wonderful homely feel on which a viewing is highly recommended to appreciate the qualities on offer.

Outside is parking, a variety of useful outbuildings and sheds, a quite delightful mature garden with well-tended and managed compartments including front flower and shrub garden, orchard, wildflower area, stone chipped seating areas for al fresco recreation and a fine vegetable garden.







THE HOUSE

A front door opens to an inviting Reception Hall with fitted shelves, balustrade stairs off with understairs Cupboard. Off is a front Living Room which spans the width of the house and includes a freestanding wood-burner on slate hearth with stone backdrop, recessed cupboards and shelves to the side with similar recessed cupboards and shelving opposite. A glazed door opens to the front terrace and quarter-pane doors open to a useful Study with return door to the Reception Hall.

The Kitchen and Dining Room is a fine L-shaped light and spacious room with ceiling lantern. The Kitchen includes a matching range of base level units with timber worktop to splashback tiling, stainless steel single drainer sink unit with vegetable bowl and mixer tap, space for dishwasher and refrigerator/freezer and Rangemaster with electric double ovens, grill and warming oven with five Calor gas rings and extractor hood over.

From the Dining Room, wide double-glazed doors open to a highly impressive vaulted Garden Room with much natural light and real sense of creative space – indeed the room is currently used as an artist's studio. Off is a Store Room with corner earthenware sink unit and a small Lobby with WC and door to the outside.

Off a Half Landing is a Snug with triple aspect. On the first floor ais a Central Landing with doors to a Main Bedroom with En Suite Shower Room with plumbed in walk-in tiled shower, wc, pedestal washbasin and chrome heated towel radiator; 2nd Bedroom; "Jack and Jill" Bathroom to the 2nd Bedroom, with panelled bath with plumbed in shower and over, chrome heated towel radiator wc and pedestal washbasin; and Music Room/Bedroom 5. Stairs from the Landing lead up to a small Landing with door Bathroom (with part restricted ceiling height) with panelled bath with mixer tap shower fitment, wc, pedestal washbasin and chrome heated towel radiator; and, 2 other Bedrooms with multiple access to good eaves storage with internal lighting.

THE OUTBUILDINGS

1. A fine timber and bitumen felt General Purpose Building with side windows, power and lighting, currently divided into two rooms for use as a gym and storage area.
2. A timber and bitumen felt Storage Shed.
3. A timber and bitumen felt Garden Shed.
4. A timber and bitumen felt Summerhouse with triple aspect and power and lighting connected.
5. A timber and bitumen felt Tool Shed with double aspect and power and lighting connected.
6. A block, metal clad, and metal door Log/Bin Store.

THE GARDENS

The gardens are a particular and fine feature of the sale. Immediately to the front of the house is an attractive seating terrace with outlook to the valley and a wide variety of flowering shrubs and plants. Winding pathways lead down through a full and deeply stocked flower and shrub garden, offering a splash of colour during the seasons, to a front pedestrian gate.

To the west are equally attractive gardens with areas of wild flower, an orchard (3 eaters and 2 cookers) with Camassia under, a recently created semi-circular stone chipped seating area with slate and timber semi-circular fitted bench and fine vegetable garden area with four raised beds. The gardens are well stocked with a wide variety of attractive shrubs and plants. Indeed, the garden includes 17 Camellias which flower sequentially from the end of the year through to the end of June, as well as mature trees including a fine Copper Beech, Silver Birch, Acers, Coniferous trees and so forth. In summary - a real plantsman's garden for the enthusiast.

VIEWING

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

SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating. Broadband: Standard & Superfast available. Mobile telephone: 02 and Vodaphone good outdoors & indoors (Ofcom).

DIRECTIONS

From The Falcon Inn in St Mawgan, drive past the church on the left, go over the bridge, follow the road around to the left and on seeing the no-through road sign, bear left into the lane, being Winsor Lane, for about 300 yards and the tarmac entrance drive up to Lanherne Mill will be seen on the right opposite a turning area.

DRONE PHOTPGRAPH

The highlighted boundaries on the drone image are for illustration and identification purposes only.

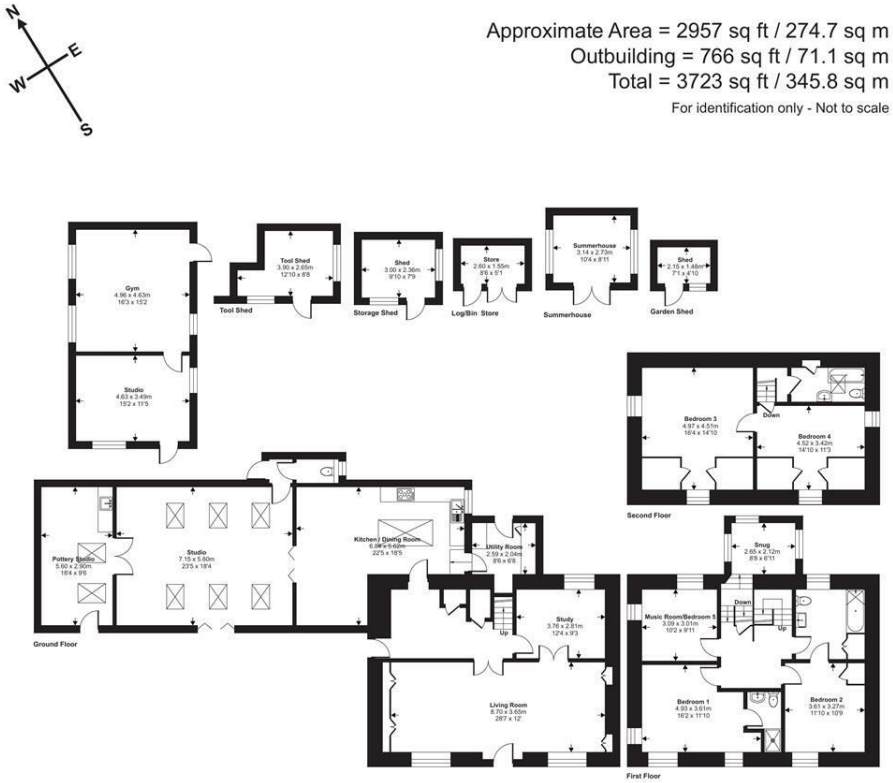




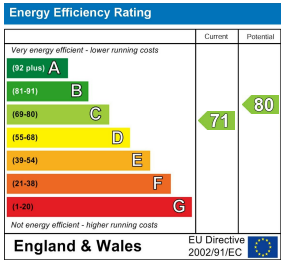


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