

H Tiddy

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**THE OLD FORGE,
RUAN LANIHORNE,
TR2 5NU**

Accommodation

Entrance Lobby, Kitchen Dining Room, Bedroom, Shower Room.

Mezzanine Level Sitting Room.

Attractive Private Courtyard Garden, Parking Area.

Offers in the region of **£315,000**

Viewing only by appointment with H Tiddy

Located in a quiet spot on the Roseland Peninsula, this detached characterful property has been cherished by the current owners for a number of years for long stays and for lucrative holiday letting. The Old Forge is used as a second home and as a letting property with no restriction on how long you can stay. It is an ideal bolthole and, subject to the necessary consents, could be a perfect detached retirement home, which at this price is very rare.

The property has a very cosy feel with many attractive features such as high vaulted ceilings, stable door, log burner, mezzanine level sitting room, large bedroom and lovely mature courtyard garden. The décor is barn / country style fitting perfectly with the character of the property. A stable type front door leads into a small lobby area opening into the kitchen dining room with a cosy log burner. From here a door leads out to the courtyard garden. The fitted kitchen is well equipped with plenty of storage space. Also from the lobby area doors lead to the spacious bedroom with a window seat looking out over the rural countryside. Next to this is a shower room with fitted cubicle and electric shower, wash basin and wc. A quirky wooden staircase leads to the mezzanine level sitting room, a perfect place to relax and unwind.

To the front of The Old Forge is a parking space with path leading to the side beautiful courtyard garden which is enclosed and very private. A real sense of country escape can be felt with the mixture of surrounding mature plants and trees.

There are a number of stunning walks on the doorstep and the property is well located centrally on the Roseland Peninsula, making it an ideal location for travelling around Cornwall. Beautiful Roseland beaches and coastlines are moments away. The area is steeped in history and full of nature all round with creeks, old churches and woodlands.

Overall, this is a fantastic opportunity to acquire a detached characterful picturesque Old Forge in An Area of Outstanding Natural Beauty, to enjoy for many years.

Location Summary – (distances and times are approximate)

St Mawes – 8 miles. Pendower Beach – 4 miles. Tregony – 2.5 miles (primary and secondary schools). Cathedral City of Truro – 11 miles. Falmouth – 16.5 miles. Newquay Airport – 21 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell – 11.5 miles with London Paddington 4 hours by rail. Plymouth – 56 miles. Exeter - 89 miles.

Location – Ruan Lanihorne

Ruan Lanihorne is entirely rural in character with wooded areas in the river valleys. Situated about 11 miles from the city of Truro, with its excellent level of shopping and schooling facilities, Ruan Lanihorne is about 2.5 miles west of Tregony village where there is a very good level of amenities, Londis store, doctor's surgery, dentist and excellent primary and secondary schools. The surrounding countryside is an Area of Outstanding Natural Beauty and the Saltings of the silted creek have been also been designated a Site of Specific Scientific Interest, thus a nature reserve. There is a sandy beach at Pendower which is about 4 miles distant.

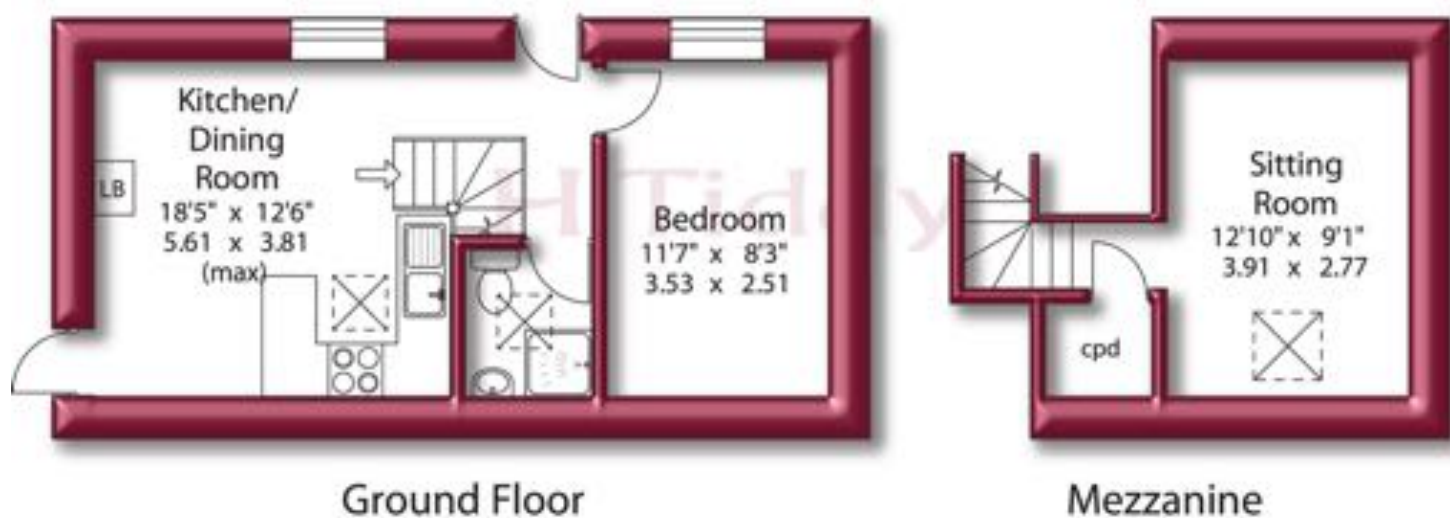
Historical Note

Bounded by Tregony, Veryan, Philleigh and St Michael Penkevil, the church town of Ruan has a population of around 250 people. Originally known as Laryhorn, the village was, from the mid 12th century onwards, the site of a castle of the Leredekne family and the main settlement was at Sheepstor (Sheeptstall) located towards Tregony, where the Pomeroy family also built a castle. In 1334, John Leredekne was granted permission for the castle by Edward II. Before the castle was demolished in the 19th century, it was described as having a 40' keep, seven towers and possibly an outer courtyard. The parish church was dedicated to St Remous (or Remon) in 1321. It has a Chancel and a nave, a north isle, and a south transcript. The single tower houses a ring of two bells. In later years a stained-glass window was installed in 1866. The Rev John Whitaker was Rector of Ruan Lanihorne for 30 years.

Road maps as early as 1685 show the main coach road from London to Lands End ran through nearby Philleigh, crossing the road at the King Harry Ferry and Tolverne. Ruan Lanihorne also stood on the old coach road when the Kings Head public house served many a patron in its time. The creek at Ruan is a bird lovers paradise and provides a haven for waders and waterfowl. The gently rolling hills are leafy and are a joy for a walking enthusiast and explorers.



Approx Gross Internal Floor Area = 482 Sq. Feet
= 44.77 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and private drainage. Electric storage heating. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating D.

Council tax band – Business Rated.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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