



Val-Vean

Ruanlanihorne, The Roseland



Val-Vean Ruanlanihorne

Ruan High Lane TR2 5NX

A beautifully renovated detached family home that sits proudly in an established and well stocked wrap-around garden with glorious far reaching views of the surrounding wooded countryside. This wonderful home is situated on the Roseland Peninsula, an area of outstanding natural beauty.

Distances

The Kings Head -160 yards; Tregony - 2.5; Pendower / Carne beach - 3.2; Portscatho - 5.7; King Harry Ferry - 6.2; St Mawes waterfront - 9.1; Falmouth - 18.6 (via ferry); Truro - 22; Cornwall Airport - 18.9

(All distances are approximate and in miles)

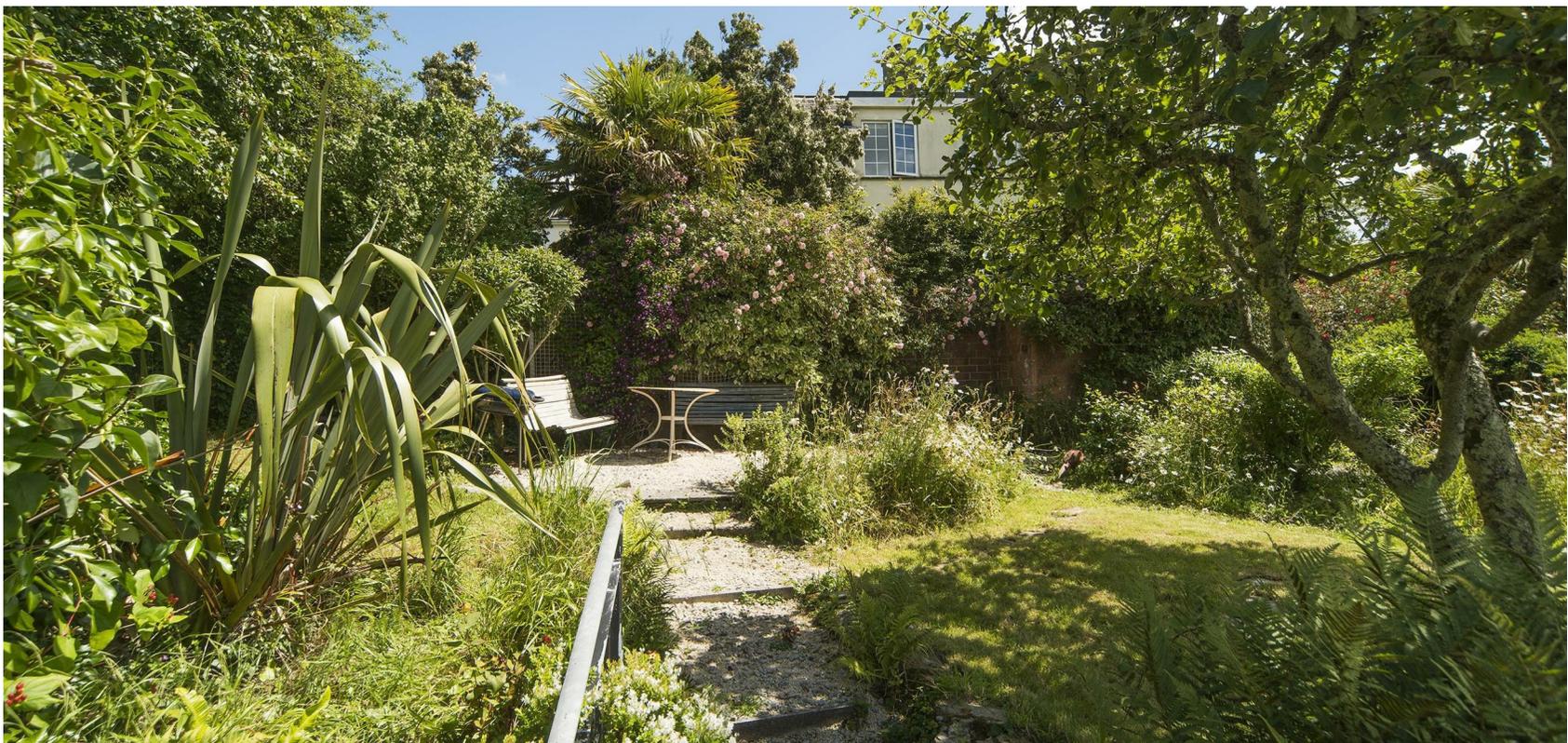
The location

Val-Vean is a superbly and stylishly renovated family home situated in the village of Ruanlanihorne, a sought-after and unspoilt creekside setting. The village has an excellent pub and also the ancient church of St. Rumon. The village lies at the head of Ruan creek off the River Fal in the heart of the Roseland Peninsula and is popular with kayakers and walkers. There are a number of well-trodden walks including the old stone quay and picturesque Sett Bridge beyond to Lamorran Woods.

The Roseland itself is one of Cornwall's most glorious areas with an inspiring combination of harbour villages and rolling rural countryside. Nearby St Just in Roseland, famous for its ancient church, Portscatho, Portloe and Veryan combine beautifully with some of the county's finest beaches to create a sensational place to live. The village of Tregony, just two and a half miles away and the pretty village of Veryan is three miles distant. The elegant sailing resort of St. Mawes, approximately nine miles away offers a wider selection of shops, banks and restaurants together with a regular passenger ferry service to the port of Falmouth. The Cathedral City of Truro, nine miles distant via the King Harry Car Ferry, has a wider selection of commercial and retail facilities.

The property

- Far-reaching panoramic views
- Elevated location providing a feeling of light and space
- Living room with open fire place and French doors to the conservatory
- Shaker kitchen with Belfast sink and a separate utility area
- Two double bedrooms with French doors leading to the gardens
- Luxurious marble bathroom with separate shower room
- Study / bedroom 3
- Stripped wooden flooring
- Garage with forecourt parking
- Over 1,200 sq ft of accommodation





The garden and grounds

- Enclosed area of lawn interspersed with shrubs and trees, bordered by a Cornish hedge
- Panoramic views with hidden nooks for al fresco dining
- Secluded mature south westerly facing wrap-around gardens
- Weaving pathways lead through a colourful and thoughtfully planted garden
- Gated private drive leading to the front entrance of the property

Shore recommendations

- Take a short stroll and sample the wonderful food on offer at The Kings Head which has 5 star reviews.
- Kayak from Ruan Laniorne Bridge to Loe beach, possibly one of the nicest river trips in Cornwall.
- Discover the charms and variety of the three art galleries in St Mawes including Waterside which has been in the village for over 30 years.
- Take the foot ferry to St Anthony and walk the coastpath to the lighthouse before rounding the headland to Porthbeor beach.
- The Hidden Hut is found tucked away along the coast path near Portscatho overlooking Porthcurnick beach - a special spot to enjoy freshly cooked food out in the sea air.
- Knightor Winery's Portscatho vineyard and the barn is a tranquil setting located within 26 acres of vineyard. Full of rustic charm, this has proven itself as a great venue for functions, parties, wine tours and feasts.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil fired central heating. Council Tax band E. Superfast broadband is available.

Fixture and fittings

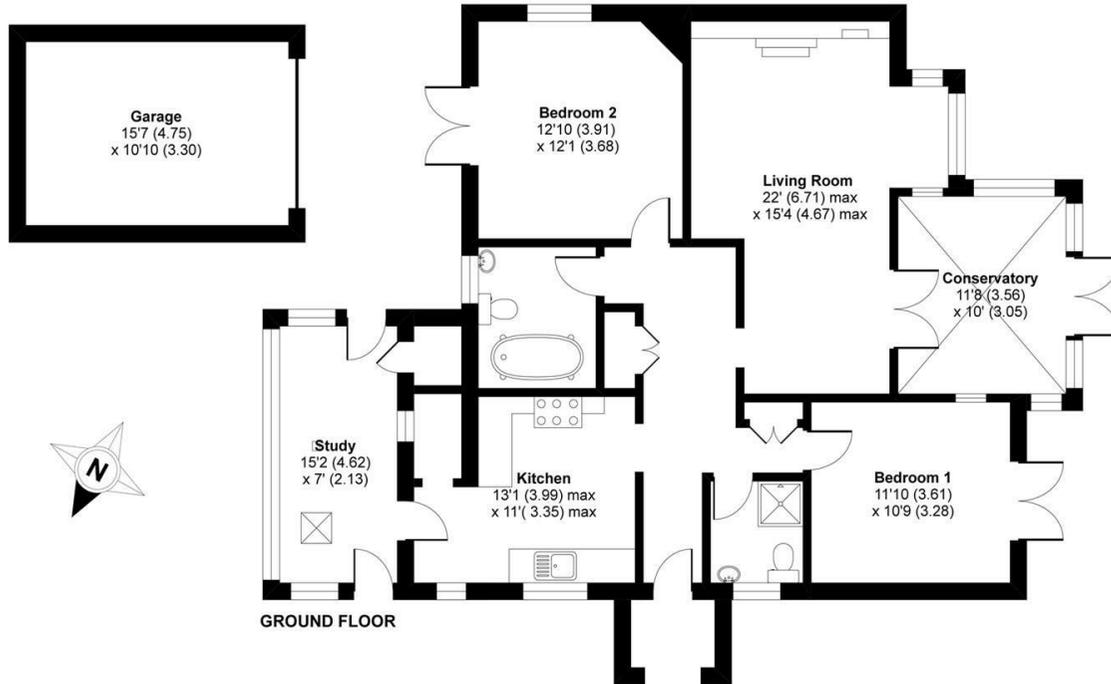
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation



Val-Vean, Ruanlanihorne, Ruan High Lanes, Truro, TR2 5NX

Main House = 1217 sq ft / 113 sq m
 Total = 1386 sq ft / 128.7 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Shore Partnership Limited. REF: 621222



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	67

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.