



Lanner Mill

St Allen



Lanner Mill, St Allen, Truro, Cornwall, TR4 9AX

Enjoying a peaceful, unspoilt and wooded valley setting, surrounded by beautiful natural scenery, yet within easy access of Truro, this substantial and incredibly versatile detached family home is positioned within gardens and grounds of just over four acres and includes a private lake – a truly unique lifestyle opportunity.

Distances

Edge of Idless Woods – 50 yards; St. Allen church – 1.1; Trispen – 1.4; Truro – 3.5; Carland Cross (A30) – 3.7; Perranporth – 7.8; Crantock – 9.1; Trelissick Gardens (National Trust)– 9.2 ; St Agnes – 10.6; Newquay – 11; Cornwall Airport (Newquay) – 15.1
(All distances are approximate and in miles)



The location

Lanner Mill is situated in an idyllic rural wooded valley setting, surrounded by beautiful natural scenery. The location, on the northern most edge of Idless Woods, offers a peaceful and tranquil environment, yet is within a short drive of Truro, perfect for those looking to escape the hustle and bustle of city life and enjoy the natural beauty of the surrounding gardens and countryside.

The wooded valley setting, bordered by the River Allen and Idless woods, provides a real feeling of privacy and seclusion, with the property nestled amongst the trees and surrounded by wildlife. Overall, this setting is ideal for those seeking a peaceful and serene lifestyle in an unspoilt natural environment.

Nearby Trispen offers a great local community, with amenities including an active community centre, post office, village shop and primary school. The cathedral city of Truro is less than four miles away and provides an excellent range of shopping and schooling together with a mainline rail link to London Paddington.

Lanner Mill sits centrally within south Cornwall and close to the A30, therefore providing convenient access to all that Cornwall has to offer with the north and south coasts, as well as west and east Cornwall readily accessible.





The property

- Site of a former water mill
- Built in 1982/83 and in our clients' ownership for over 20 years.
- Substantial detached house in excess of 3,000 sq ft of accommodation
- Would benefit from some updating
- All principal rooms enjoy views over the surrounding scenery
- Double height, split level reception hall with natural slate, exposed stone walls and curved feature staircase to galleried landing
- Arched double doors with detailed stone to study/music room with double sided wood burner to sitting room
- Superbly proportioned, triple aspect sitting room with exposed beamed high ceilings. Secondary staircase to first floor
- Farmhouse family kitchen / dining room with natural slate flooring and bi-fold doors to the conservatory. Comprehensively fitted kitchen, large central island unit with breakfast bar, Mercury free standing range cooker set within brick arched recess, fitted appliances including NEFF dishwasher and full height fridge and separate freezer
- Conservatory enjoying views over the gardens with access to the courtyard
- Ground floor WC
- Galleried first floor landing. Double doors to terrace with access to the gardens. Utility cupboard
- Master bedroom suite with spacious en suite shower room and fitted wardrobes
- Five further bedrooms - four spacious doubles and a large single
- Family bathroom and separate shower room



The gardens, land, garage and parking

- Delightful gardens and grounds totalling approximately four acres including lawned areas and woodland
- Private lake with duck island and foot bridge
- Open lawns bordered by the River Allen and northern edge of Idless Woods. Kitchen garden area
- Gated gravelled parking area, former double garaging (converted into games room). Timber outbuilding comprising storage room, workshop, former office, open fronted storage (previously four stables)
- Paddock stocked with mature trees and borders
- Small bridge over the River Allen to enclosed woodland
- This mix of lawned areas, woodland and lake provides a variety of habitats that attract a wide range of wildlife, from birds and small mammals to insects and amphibians

Tenure, services and further information

Freehold. Mains electricity. Private drainage and water supply. Gas (LPG) fired and Air Source central heating. Thermal solar. Council Tax: G. Standard broadband is available in the postcode although the current speed is restricted due to the rural location. Satellite broadband would be an option if required.

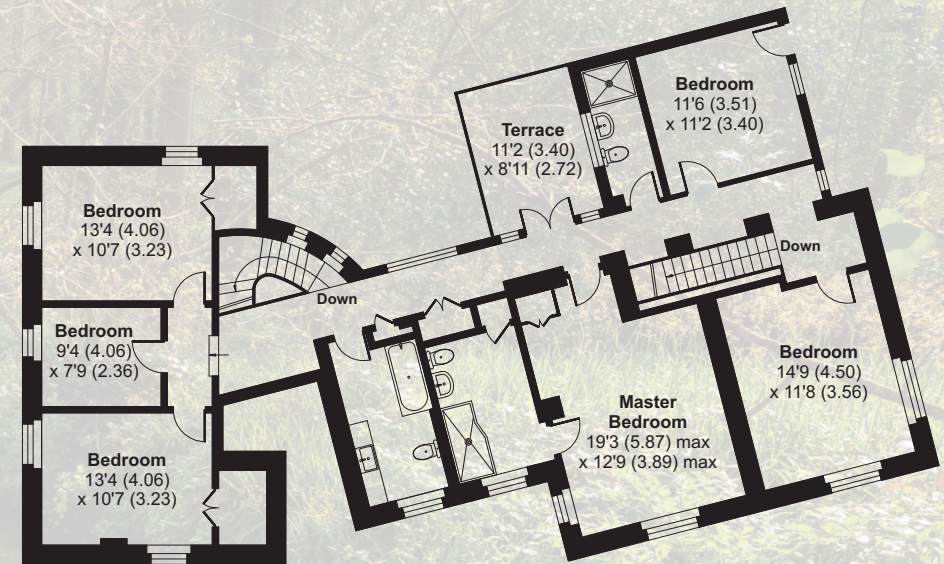
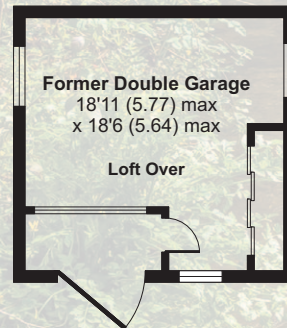
Directions

From Truro take the A39 along Newquay Road towards Trispen and continue for 2 ½ miles past the right hand turning toward Trispen/St Erme and take the first turning on the left hand side towards Treworgans. Follow the country lane for approximately a mile passing Treworgans Farm on the right. The property is on the right hand side just after the bridge.

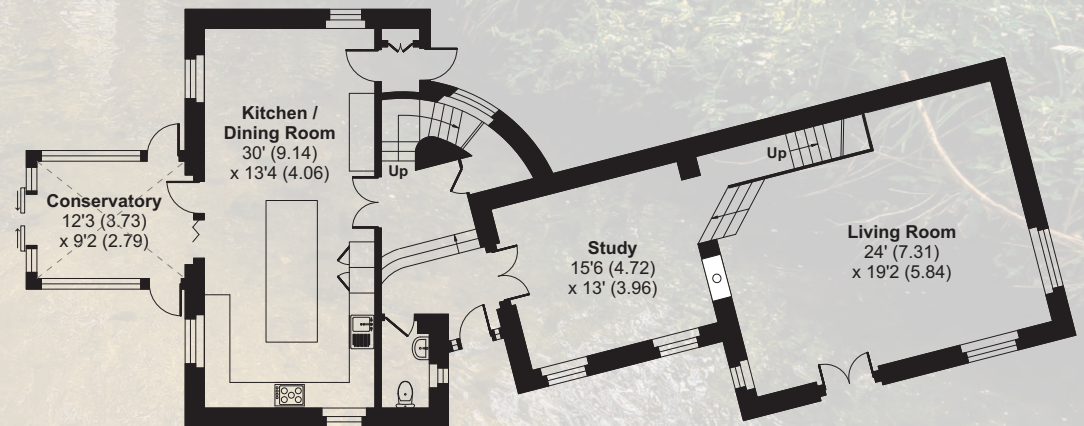


Outbuildings = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Performance

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Shore Partnership Limited. REF: 966971

FIXTURES & 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.

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contact@shorepartnership.com | 01872 484484