



The Mill House

Near Pendower Beach and Veryan



The Mill House, Lower Mill, Veryan, Cornwall, TR2 5QP

Situated at the end of a long, privately owned drive and within a traffic-free, calm and peaceful valley setting just a short walk from Pendower Beach, this charming cottage and annexe occupies an enchanting position within grounds of around seven acres including fields, woodland, wild meadows, hillsides and streamside gardens.

Distances

Pendower beach (via National Trust footpath) – 500 yards;
The Nare Hotel – 0.5; Veryan – 1; Portloe – 2.5;
The Hidden Hut – 3 (via South West Coastpath);
Portscatho – 5.5 (3.3 via coast path); King Harry Ferry – 6.5;
Trelissick Gardens (National Trust) – 7.5; St Mawes – 8.5;
Lost Gardens of Heligan – 10; Truro – 13;
Falmouth (via King Harry ferry) – 18;
Cornwall Airport (Newquay) – 21.5

(All distances are approximate and in miles)





The location

The Mill House and Stable's spectacular location provides the most delightful sanctuary, tucked away in this secluded wooded valley, a short walk from the stunning National Trust's Pendower beach.

Enjoying this secluded valley setting, Lower Mill consists of only two other properties at the end of a ¼ mile private drive and positioned on the footpath equidistant between the 16th century watermill at Melinsey Mill and the stunning Pendower beach.

Pendower beach is a small but charming beach that is part of the Roseland Heritage Coast; at low tide it joins with Carne beach to form over a mile of golden sands with many rock pools, the gently sloping beach with south coast swells make it the perfect child friendly beach and ideal for the water sports enthusiasts whether swimming, paddle boarding, kayaking or sailing is for you.

The historic and picturesque village of Veryan is within a mile, famous for the five unique early 19th century thatched roundhouses that guard the entrances to the village. The village also boasts a pretty church, believed to date back to the 13th century, highly regarded public house, The New Inn, shop / post office and Veryan sports and social club which incorporates tennis, football, cricket and bowls facilities.

An area of outstanding natural beauty, the Roseland is one of the most beautiful and unspoilt locations in Cornwall. Hidden creeks, stunning gardens and spectacular coastal scenery are all literally on your doorstep.

Summary

- Beautiful secluded wooded valley setting
- Located at the end of ¼ mile private drive, accessing only two other properties
- Charming and characterful cottage and detached annexe (converted stable)
- Gardens adjoining a pretty stream
- In excess of seven acres of hillside, woodland and open grounds

The Mill House

- Attractive stone elevations under a natural slate roof
- Refurbished circa 1998
- Kitchen / dining room with stable door to terrace
- Double aspect sitting room with inglenook fireplace with wood burner and access to front courtyard
- Separate dining room
- Ground floor cloakroom/WC
- Master bedroom with through dressing room (potential third bedroom if required)
- Second double bedroom
- Family bathroom

The Stable (annexe), outbuildings and parking

- Converted circa 2004
- Open plan kitchen / living room with large cart house doors opening onto the terrace and enjoying leafy outlook
- Mezzanine double bedroom with vaulted and beamed ceiling
- Shower room
- Courtyard with detached workshop / potting shed
- Detached timber garage
- Two private parking spaces

The gardens and grounds

- The land is roughly divided into three connecting areas leading up from the rear of the property and climbing towards the lane, bordered by the private drive and National Trust farmland
- The current owners have lovingly attempted to create a mini Caerhays with many specimen trees assembled over the 22 years of their ownership – prospective buyers who understand trees will appreciate the value of this collection
- Planned and planted to nurture the native wildlife and encourage diversity
- Managed areas of woodland and meadow to encourage wild and spring flowers
- Pretty stream-side terrace and lawned garden
- Elevated orchard to the rear of the cottage accessed from the drive – containing some ancient apple trees and more modern varieties including cox, orange pippins, apple brandy and crab apple with several mature magnolias and camelias
- Specimen trees include pine, oak, hornbeam, beach, bishops pine, whitebeam, wayfaring, walnut, pomegranate and Lebanon cedar
- ¼ mile private drive – in the ownership of The Mill House with maintenance shared with Provenders House and Mill Cottage

Tenure, services and broadband

Freehold. Oil fired central heating. Mains electricity. Private water and drainage. Broadband: Ultrafast and Superfast are available in the postcode.

The National Trust footpath linking Pendower to Melinsey Mill runs along the bottom of the driveway (within the curtilage of The Mill House).

Council tax: Band F

What 3 Words

///limo.parkland.empires

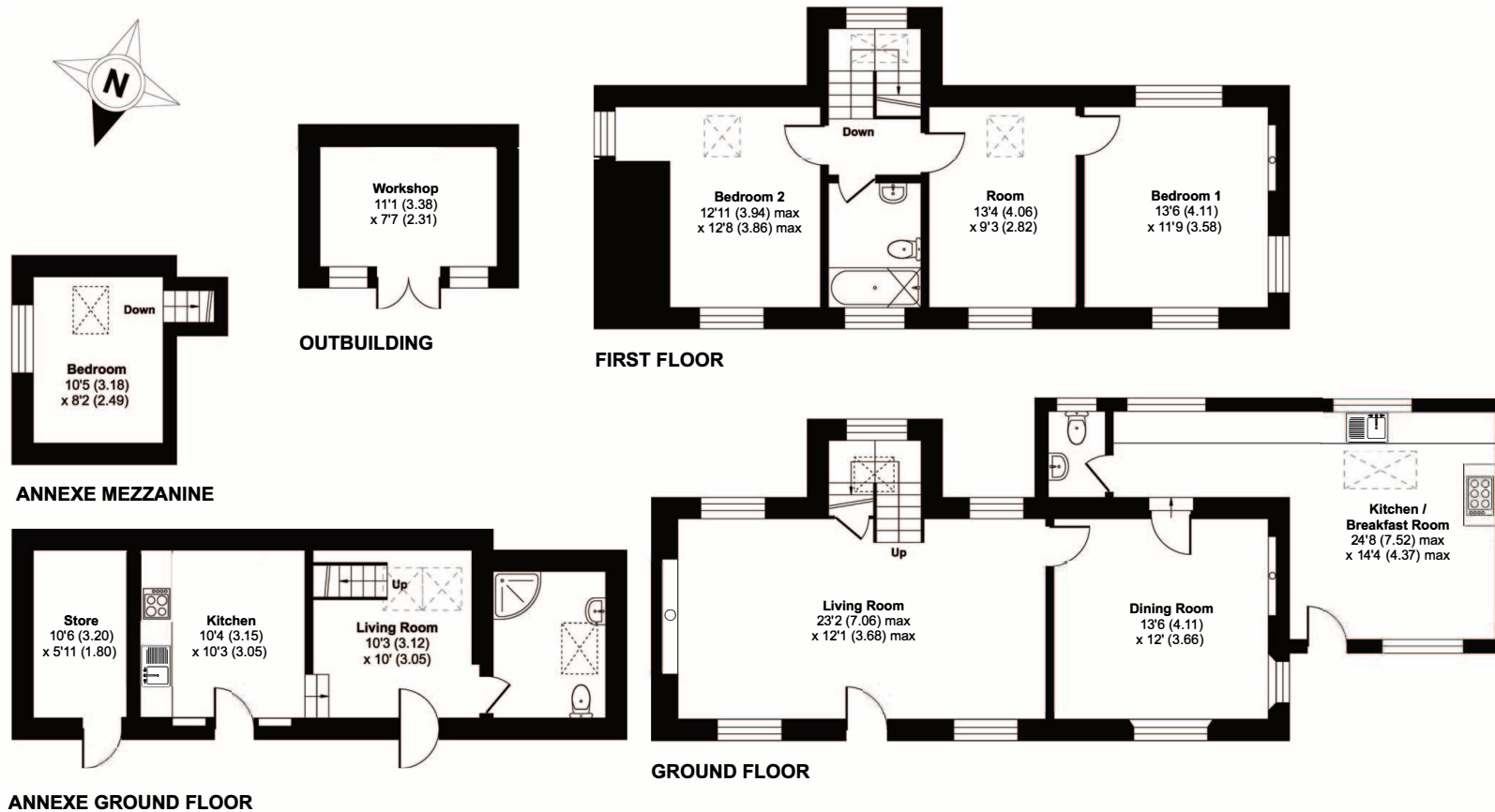


The Mill House, Lower Mill, Veryan, Truro, TR2 5QP

Main House = 1341 sq ft / 125 sq m

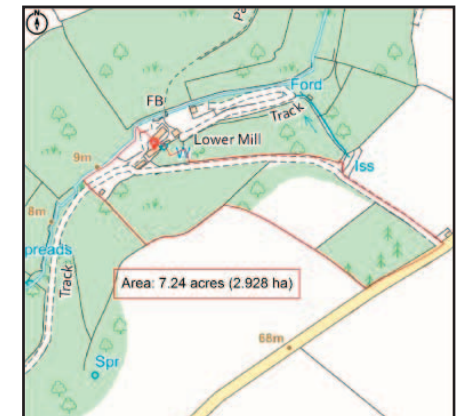
Total = 1874 sq ft / 174 sq m (includes annexe & outbuildings)

For identification only - Not to scale



Directions:

Travelling towards St Mawes along the A3078, continue past the turnings for Ruan High Lanes and Veryan. Carry on until reaching the turning on the left for Portholland, Portloe, Veryan and Melinsey Mill. Turn left here and continue down the valley passing Melinsey Mill and up the other side. Upon entering Veryan, turn right following the sign for Pendower and continue until the driveway for The Mill House on the right hand side (signposted Lower Mill). Follow this private drive down the hill until reaching the property at the very end.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Shore Partnership Limited. REF: 860519

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	



PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484