



Lanhethians

Porthkea





The location

Tucked away within an Area of Outstanding Natural Beauty, the peaceful hamlet of Porth Kea is situated less than a mile from the idyllic Cowlands Creek and the waterways that link to the Truro and Falmouth rivers.

Lanhethians is set in a serene countryside location, embraced by gently rolling hills and a wealth of scenic walking trails. Just a short journey away are the acclaimed National Trust gardens at Trelissick, while the nearby King Harry Ferry offers a scenic crossing to the breathtaking coastline of the Roseland Peninsula.

Essential amenities are available in the nearby villages of Playing Place and Carnon Downs. For water enthusiasts, Loe Beach is also within easy reach, providing moorings, boat storage and direct access to The Carrick Roads, renowned for offering some of the UK's finest day sailing waters.

As Cornwall's only city, Truro is a cultural, educational and commercial hub known for its striking Gothic Revival cathedral with soaring spires and stunning stained glass. The city boasts a lively atmosphere with independent boutiques, high-street retailers, art galleries, cafes and a thriving local market. Rich in history and character, Truro also offers excellent schools, healthcare facilities and transport links, making it a convenient and desirable destination for both residents and visitors alike.



Lanhethians, Porthkea, Truro, TR3 6AL

This charming and characterful four-bedroom home, nestled within a peaceful hamlet just south of Truro and close to Cowlands Creek and National Trust countryside, enjoys far-reaching views across open fields and features a beautifully stocked rear garden, all within easy reach of Truro, the sailing waters of the Fal, and scenic woodland and creekside walks.

Distances

Cowlands Creek – 0.7; Kea School – 1; Roundwood Quay – 1.8; Punch Bowl & Ladle pub – 2; Truro – 3; Trellisick Gardens (National Trust) – 3.5; Loe Beach Watersports – 3.8; Perranwell Station – 4.5; Mylor Yacht Harbour – 9.5; St Mawes – 9.5 (via ferry); Falmouth – 10; Cornwall Airport (Newquay) – 21.8;

(All distances are approximate and in miles)

The Property

- Charming, modernised and extended cottage set within an idyllic rural hamlet, just three miles from Truro
- Generously proportioned and versatile layout providing spacious accommodation ideally suited to family living and entertaining
- Three well-proportioned reception rooms defined by a wealth of original character and period features
- Bespoke farmhouse-style kitchen/breakfast room with ample space for informal dining and everyday family life
- Sun-drenched sunroom enjoying a south-west facing aspect, perfect for enjoying afternoon light
- Ground floor double bedroom with adjacent shower room, ideal for guests or multigenerational living
- Utility room
- Store
- Master bedroom with fitted wardrobes and en suite bathroom
- Two further bedrooms, one with a fitted wardrobe
- Well-appointed shower room

The Gardens, Garage and Parking

- Generous private driveway providing parking for up to four cars
- Exquisitely landscaped gardens, thoughtfully designed by a plantsman, featuring an array of mature trees and established shrubs
- Elegant garden room with electric heating and a contemporary shower room – ideal as a tranquil retreat or guest accommodation
- Dedicated well water supply for sustainable garden irrigation
- Enviably positioned with open, uninterrupted views over picturesque fields to both the front and rear



What 3 Words /// unique.already.umbrellas

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Gas (LPG) central heating. Additional well water (not drinkable).

Council Tax: band F



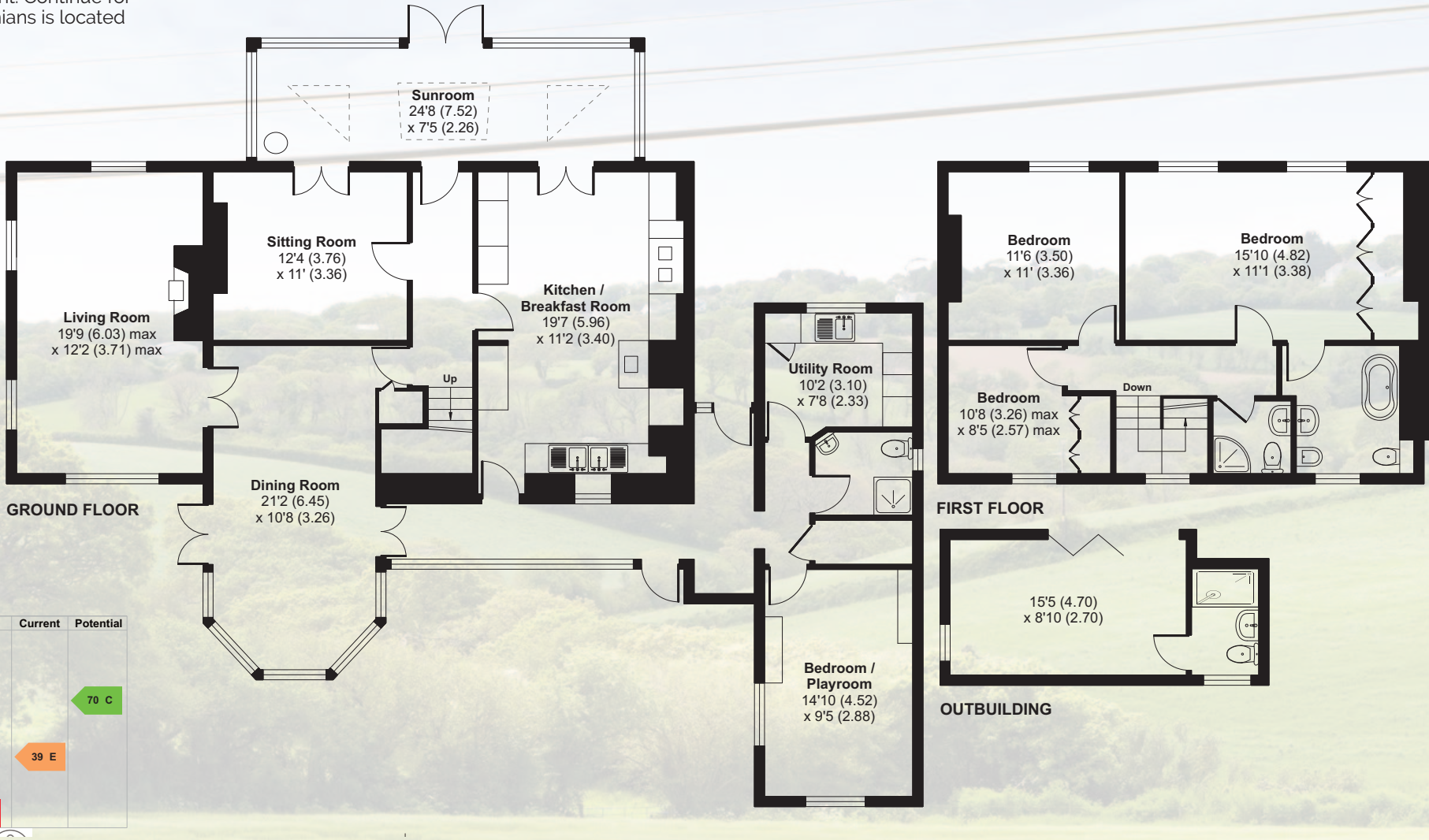


Directions

From the two roundabouts at the top of Arch Hill in Truro, follow the A39 towards Falmouth. After a mile, take the sharp left signposted Porth Kea, Coombe and Cowlands. At the junction, turn left and then immediately turn right. Continue for about a mile and Lanhethians is located on the left-hand side.

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Main House = 2251 sq ft / 209.1 sq m
Total = 2420 sq ft / 224.8 sq m (includes outbuildings)
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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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