



# Lanherne

Veryan



## Lanherne, The Square, Veryan, The Roseland TR2 5QA

Set in the heart of this highly regarded village on the Roseland Peninsula and within walking distance of both Carne and Pendower beaches, this charming Victorian semi-detached home offers generous and versatile accommodation together with a south-facing courtyard garden providing a wonderfully private space for outdoor dining and entertaining.

### Distances

Moor Launder Water Gardens & Play Park – 175 yards;  
Veryan sports and social club – 350 yards;  
Carne Beach - 1.4; Pendower Beach - 1.5;  
Pendower Farm Shop - 2.2; Portloe – 2.5;  
Portscatho – 4.9; Tregony - 5.7;  
King Harry Ferry - 6.8;  
St Mawes - 8.1; Truro - 12.3;  
Cornwall Airport - 20.8

(All distances are approximate and in miles)

### The Location

Veryan is one of the most picturesque and desirable villages on the Roseland Peninsula, renowned for its distinctive round houses and strong sense of community. The village offers a useful range of day-to-day amenities including a post office, primary school, church, pub and sports club with indoor and outdoor bowls and tennis courts. There is also a monthly farmers' market in the Parish Hall.

The surrounding countryside and coastline are particularly special, with the sandy beaches of Carne and Pendower within walking distance and access to miles of superb coastal footpaths, National Trust land and beautiful open scenery.





### The Property

- Semi-detached Victorian home located in the heart of Veryan
- Entrance porch and hallway
- Sitting room with bay window and woodburner
- Dining room with fireplace
- Kitchen/breakfast room
- Rear porch
- Three double bedrooms (one with en suite shower room)
- Family bathroom
- Attic room/studio
- Attic storage



### The Garden and Outbuildings

- Utility room with WC and Japanese style bath
- Useful outbuildings
- Professional sound studio
- Attractive front garden
- South-facing courtyard garden

### Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil-fired central heating.

Council Tax: band D

Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)



### What 3 Words

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### Directions

Proceed into Veryan from the A3078 Tregony to St Mawes road. Continue into the centre of the village, passing the village hall. The primary school will be found on the right-hand side. Take the right-hand turning immediately after the school and Lanherne will be found directly ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		

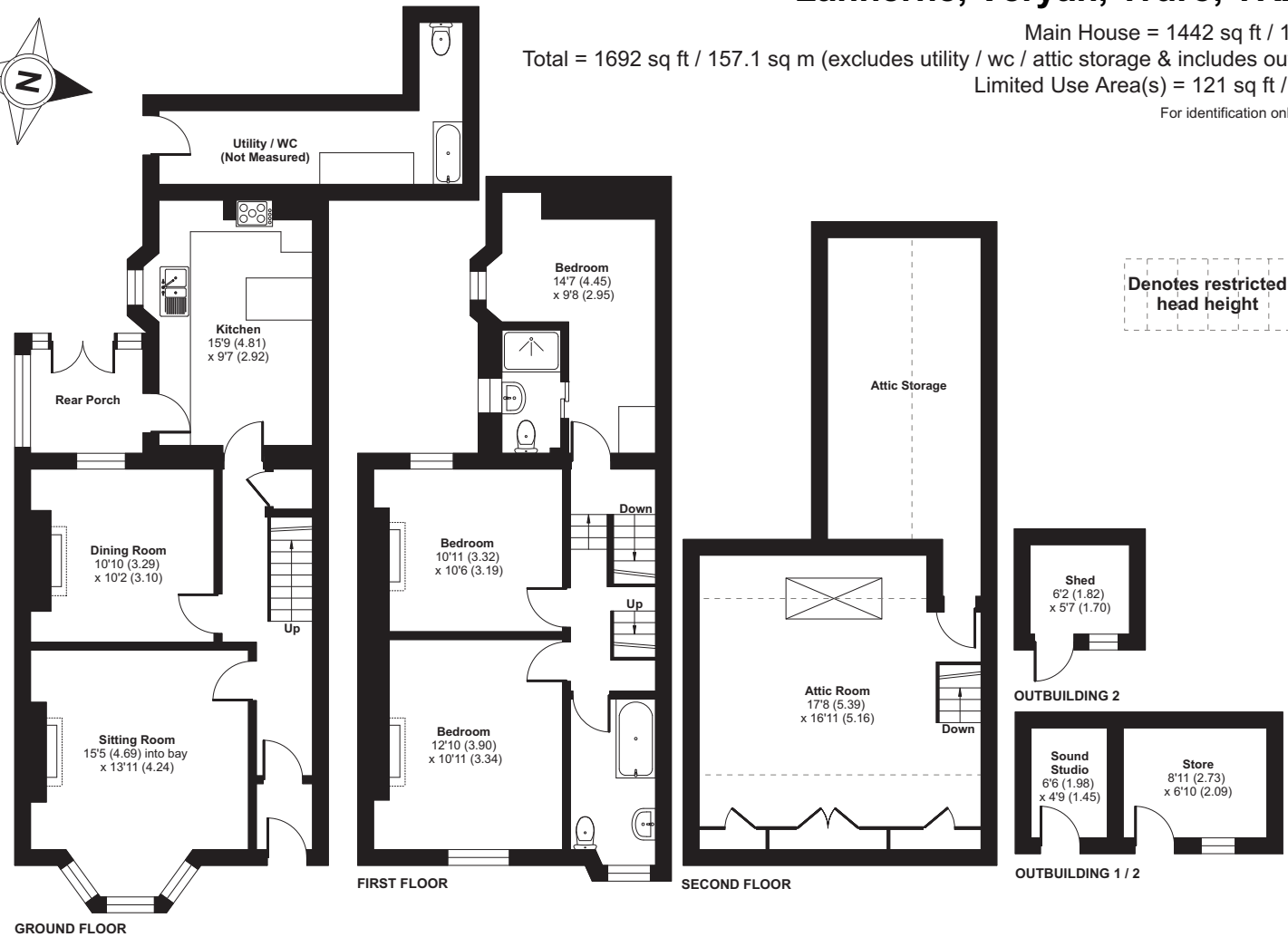
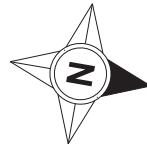
# Lanherne, Veryan, Truro, TR2 5QA

Main House = 1442 sq ft / 133.9 sq m

Total = 1692 sq ft / 157.1 sq m (excludes utility / wc / attic storage & includes outbuildings)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1477441

**FIXTURES 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.

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## WHERE YOU LIVE MATTERS

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