



ROHRS & ROWE

Lower Lanherne
Farmhouse
St. Mawgan
Newquay
TR8 4HH

- Four first floor bedrooms and three bath/shower rooms
- Ground floor bedroom with en suite
- 27 ft kitchen/dining room
- 22 ft sitting room and separate snug
- Impressive galleried entrance hall
- South-facing garden and valley views
- Private lane approach and ample parking
- Ground-source heat pump and underfloor heating
- EPC B
- Council Tax Band E



RODERS & ROWE

ESTABLISHED 1860







PROPERTY

An individual and highly energy-efficient five-bedroom country house of approximately 2,800 sq ft, privately positioned between St Mawgan and St Eval, with a south-facing garden, generous parking, triple garage and far-reaching views across the Vale of Lanherne.

Built in 2016, the house combines the scale and practicality of a modern family home with the character of a traditional farmhouse. Approached along a long private drive, it enjoys a wonderfully peaceful rural setting without feeling isolated. Granite and stonework, a natural slate roof and coloured boarding help the house sit comfortably within its surroundings. Inside, a spacious entrance hall with oak staircase rises to a galleried landing. The impressive 27 ft kitchen/dining room forms the sociable heart of the home, with a large central island and glazed doors opening directly onto the south-facing garden. Alongside is a substantial sitting room with oak flooring and wood-burning stove, together with a separate snug. The ground floor also includes a large utility room, cloakroom and en suite double bedroom. Upstairs are four further double bedrooms, including the principal suite with dressing area and en suite, a second en suite bedroom and family bathroom.

Outside, the broad lawned garden enjoys beautiful valley views, mature planting and a fenced pond, while the gravelled drive provides ample parking and turning space. The principal garden lies to the south and is enclosed, gently sloping away from the house to take advantage of the sun and the far-reaching views across the valley. A broad lawn is framed by mature trees and planted borders, with natural stone and established planting around the house helping it settle into the landscape.







LOCATION

Lower Lanherne Farmhouse occupies a peaceful position within the Vale of Lanherne, between the villages of St Mawgan and St Eval. This is one of North Cornwall's most attractive and useful settings: quietly rural and surrounded by countryside, yet within very easy reach of the coast, the airport, Newquay, Padstow and the A30. St Mawgan is a particularly appealing and well-established village, centred around its historic church and the wooded valley. It has a primary school, village shop and Post Office, community facilities and the popular Falcon Inn, together with the Japanese Garden. The village has retained a strong year-round identity and provides a useful everyday focal point close to the property, ring fabulous facilities for the keen sailor.

DISTANCES

Cornwall Airport Newquay 2 miles | Newquay 6 miles | Padstow 9 miles | Truro approximately 20 miles. Mawgan Porth, Watergate Bay and the wider North Cornwall coastline are all within easy driving distance. Distances are approximate.



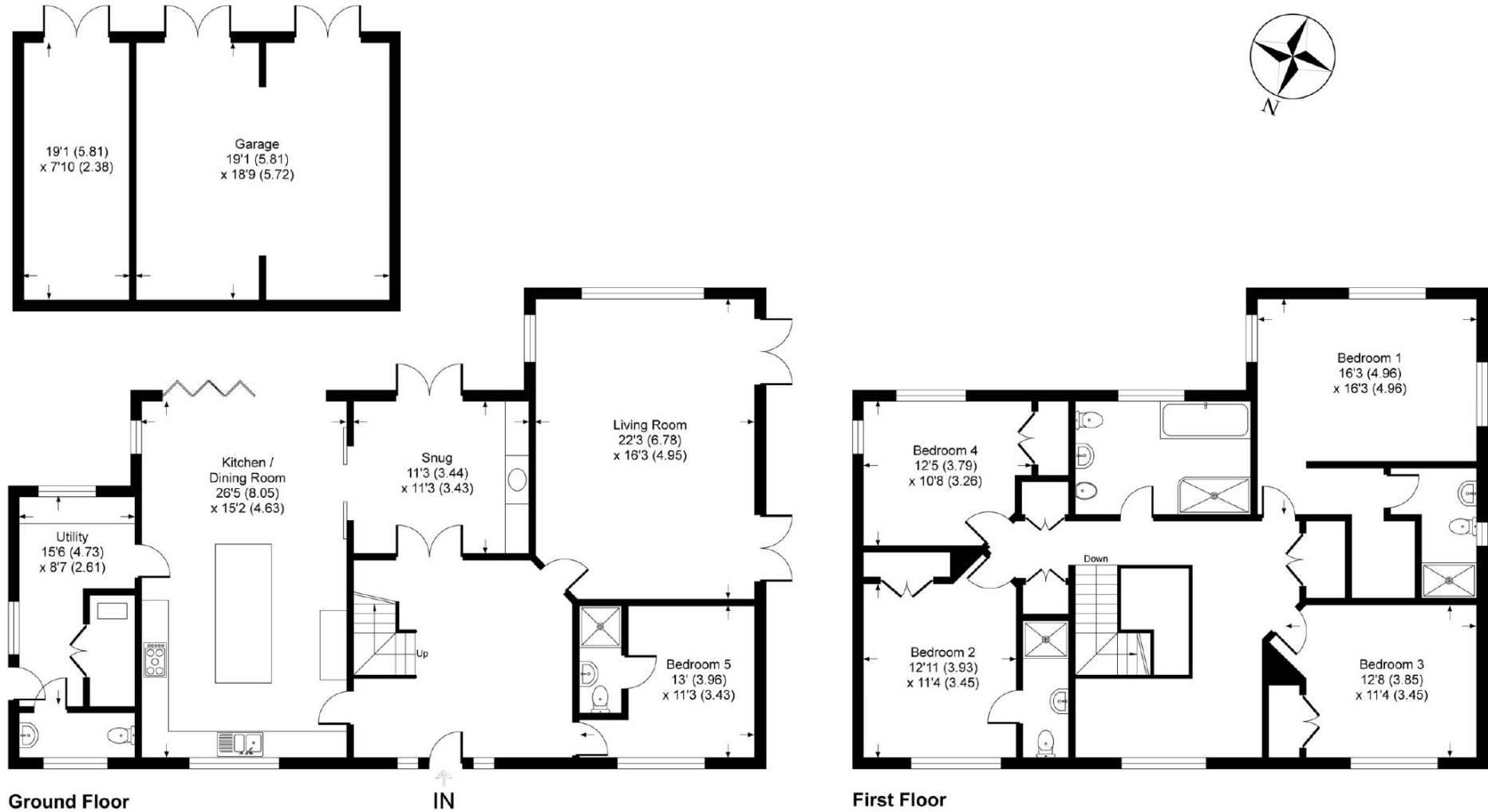


Lower Laherne Farmhouse, TR8

Approximate Gross Internal Area = 261.8 sq m / 2819 sq ft

Approximate Garage Internal Area = 47.9 sq m / 516 sq ft

Approximate Total Internal Area = 309.7 sq m / 3335 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains electricity and water. Private drainage. Ground-source heat pump serving underfloor heating and hot water. Wood-burning stove. None of the services, systems or appliances has been tested by the agent.

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