

FOR SALE

Guide Price £1,350,000 Freehold



Estate Agents

Lewis Haughton

Monterey House (Formerly Hundred House Hotel), Ruan High Lanes, Truro, Cornwall. TR2 5JR

Truro
19, Victoria Square, TR1 2RX

01872 264120
info@lewishaughton.com

ABOUT THE PROPERTY

The Property

An exciting opportunity to purchase a unique imposing Georgian detached country house extending to about 5,900 sq ft of accommodation with stunning beaches and coastline very nearby. Amongst various uses and ownerships throughout its history, the charming building, dating back to the 1790s, was once a Court House for the Hundred of South Powder. Later, in the possession of an Admiralty surgeon, it became a gracious gentleman's residence and during the 1950s, the Hundred House took on its status of an hotel and still retains the historic elegance and charm today.

Currently, the ground floor plays host to three large reception rooms, stunning kitchen diner, TV room, study, two storerooms, two double bedrooms, one en-suite, three further cloakrooms, a large kitchen and several utility areas.

On the first floor which is reached by an ornate cantilevered staircase there is a large landing with 8 spacious, light bedrooms which are all en-suite. Outside, the property is approached over a short drive and is set in 0.84 acres of level grounds with mature shrubs, an ornate fountain at the front and palm trees.

There are outbuildings and parking available for multiple vehicles. Planning permission has been granted for conversion into five separate Freehold dwellings, each benefiting from their own private gardens and double parking with a further four guest parking bays (see Cornwall planning portal reference: PA20/06622). The main original, two-storey part of the property is to be converted into four dwellings (units 1-4), with living accommodation on the ground floor and bedrooms on the first floor. The fifth unit occupies the existing single storey extension along the northeastern elevation, meaning this dwelling is single storey.

The property would also suit a large family looking to move to Cornwall to be near some amazing beaches, the highly recommended 'Hidden Hut' café and fantastic coastal walks. There is also the lucrative holiday rental potential to consider.

FEATURES

- Fantastic development opportunity
- Property conversion into 5 dwellings each with enclosed gardens and double parking
- Mixture for a selection of 2 and 3 bedroom, high quality properties
- Set within approximately 0.84 acres of grounds
- Tranquil position on the Roseland
- Currently 9 Bedrooms (8 Ensuite)
- Planning reference: PA20/06622



ROOM DESCRIPTIONS

Location

The property is only 20 minutes' drive to the city of Truro, 10 minutes from St Mawes (for restaurants, cafés, supermarket, pubs and school) and only five minutes from the stunning, picturesque local beaches and coastal walks. Ruan High Lanes is a highly sought after semi-rural hamlet on the ever so popular Roseland peninsula. The larger villages of Veryan and Tregony are nearby. Between them, they offer a wide range of facilities including, village Primary and Secondary Schools, Church's, Public house's, village halls, children's playing field/parks, village shops with post offices, a hairdresser, Sports and Social Club with cricket field, tennis courts and indoor and outdoor bowling green. The nearby village of Portscatho offers a range of shops and facilities including a village shop with post office and off licence, butchers, art galleries. The Boathouse restaurant serving impressive food, sea views with inside or outside dining. The Plume of Feathers public house with its fine food and high quality bed and breakfast rooms and The Harbour Club with its impressive sea facing large balcony and stunning views out over Gerrans Bay.

Proposed development units

- Unit 1 (Proposed)
94m² – 3 bedroom attached house
- Unit 2 (Proposed)
100m² – 2 bedroom attached house
- Unit 3 (Proposed)
100m² – 2 bedroom attached house
- Unit 4 (Proposed)
100m² – 2 bedroom attached house
- Unit 5 (Proposed)
73m² – 2 bedroom attached bungalow

Services

The following services are available at the property however we have not verified connection: mains electricity, mains water, private drainage, broadband/telephone subject to tariffs and regulations.

Current Council Tax

Band G

Viewing

By appointment through the vendors' sole agents, Lewis Haughton Estate Agents on 01872 264120 or email info@lewishaughton.com.

Directions

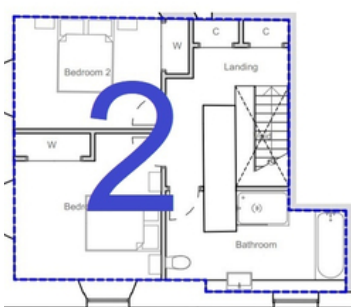
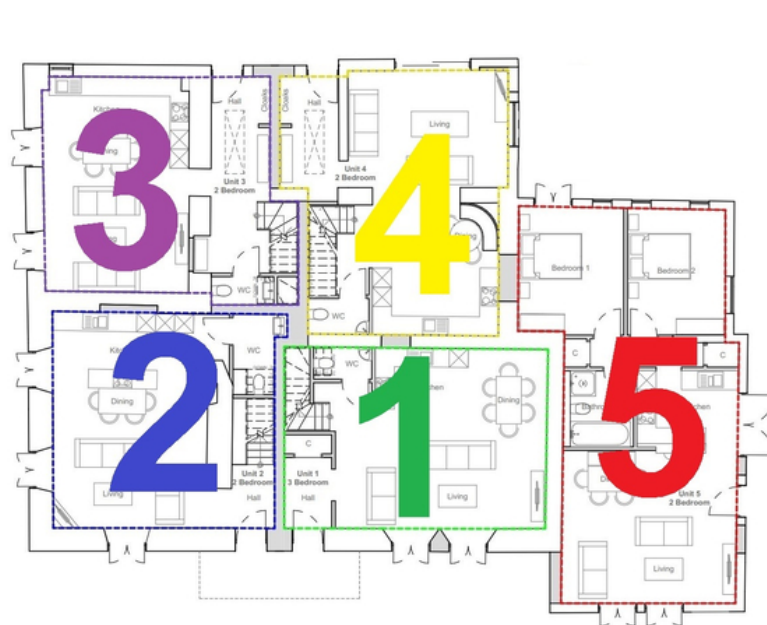
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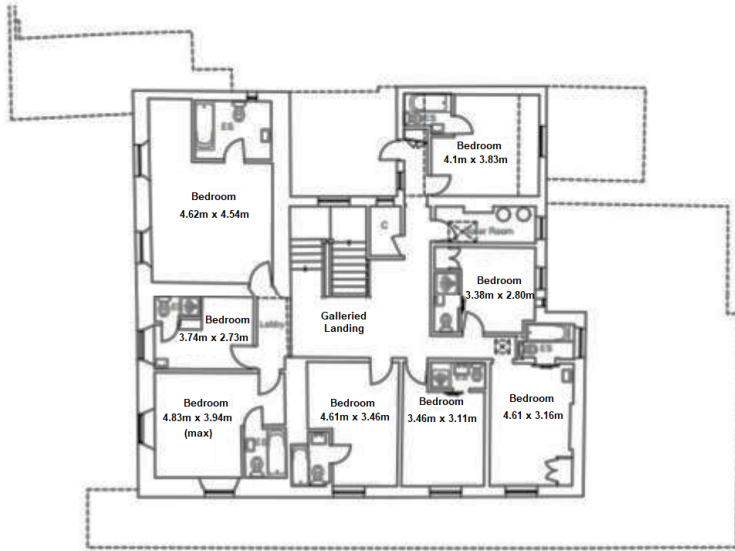
Agents Notes

Due to the nature of the sale: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract and all information and services have NOT been confirmed/approved by the current vendor. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LH or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



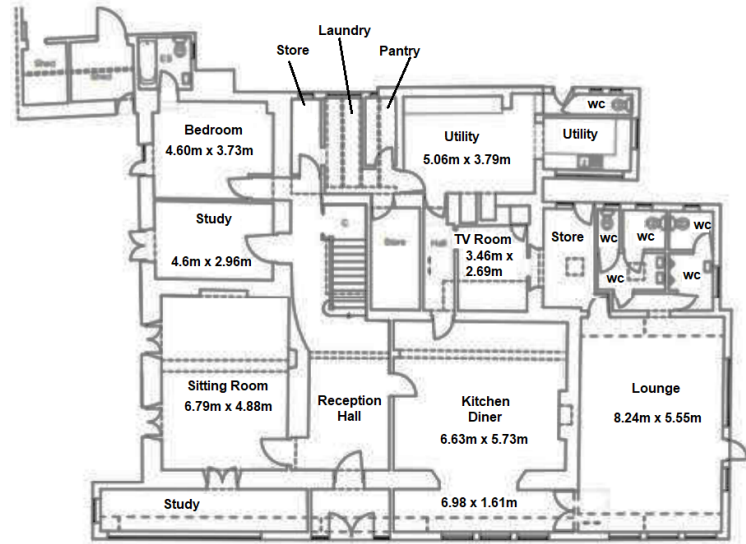


FLOORPLAN



EXISTING FIRST FLOOR PLAN

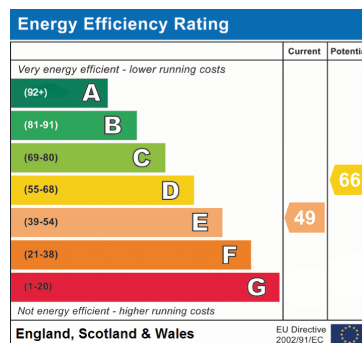
NOT TO SCALE



EXISTING GROUND FLOOR PLAN

NOT TO SCALE

EPC



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