

FOR SALE

Guide Price £1,350,000 Freehold



Estate Agents

Lewis Haughton

Monterey House Ruan High Lanes, Truro, Cornwall. TR2 5JR

Truro
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ABOUT THE PROPERTY

A distinguished Georgian residence with distant coastal views on the Roseland Peninsula nestled in the highly sought-after Roseland Peninsula and within the Truro catchment area, Monterey House is a grand and spacious Georgian home dating back to the late 1700s. Rich in period charm, the property offers far-reaching countryside and coastal views, including striking vistas towards Gerrans Bay from six of the first-floor bedrooms. This historic and elegant residence is ideally positioned for easy access to local amenities, shops, and nearby beaches. Set within expansive, mature gardens, it includes generous parking for multiple vehicles, accessible via two gated entrances. Inside, the home is brimming with original features, including an impressive reception hall with timber parquet flooring and a beautifully hand-carved wooden staircase leading to a substantial first-floor galleried landing. The light-filled drawing room boasts an open fireplace, intricate cornicing, and French doors opening onto the west-facing terrace. The kitchen/dining room features oak flooring and marble central island, while the adjacent games room provides flexible space suitable for various uses. Additional ground floor rooms include a media room, multiple cloakrooms, and a well-equipped back kitchen with a utility, pantry, and laundry area.

The grounds are equally captivating, with a long gravelled driveway leading to a front terrace adorned with an ornamental fountain, bordered by mature trees and shrubs for added privacy. The western terrace, accessible from the main lounge, opens onto an extensive lawn surrounded by colourful planting and an ornate lily pond. To the east, a stepped path leads to another lawned garden rich with mature trees and flowering shrubs including rhododendrons and hydrangeas, all enclosed by a natural tree-lined boundary. To the rear of the property is a substantial gravelled area offering access to the outbuildings, providing potential for storage.

FEATURES

- 18th century country home
- located in the unspoilt Roseland Peninsula
- Extensive and versatile accommodation
- 9 Bedrooms (8 Ensuite)
- Beaches and coastline very nearby
- Kitchen with Cararra marble work surfaces



The Property

Monterey House offers an exceptional opportunity to acquire a landmark Georgian home in one of Cornwall's most desirable coastal regions. Set in large mature grounds extending to about 0.84 acres.

Would suit a large family looking to move to Cornwall to be near some amazing beaches, the Hidden hut and fantastic coastal walks.

Historical Note

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 as an hotel, and still retains the historic elegance and charm today.

Accommodation

The extensive and versatile accommodation is bathed in natural light throughout. The formal sitting room with attractive period fireplace and panelling to dado height is perfect for entertaining with French windows leading out to a side terrace. Also on the ground floor is the grand reception hall and impressive kitchen diner with attractive central 'Carrara' marble island, integrated appliances and generous dining area. An adjacent spacious games/family room with cloakroom facilities provides further

living space and direct access to the gardens. The ground floor also provides an excellent study, bedroom suite, TV room and various service and utility areas. The elegant original carved cantilevered staircase rises to the seven first floor double bedroom suites, and a further single bedroom suite.

The property benefits from majority uPVC double glazing with oil fired central heating.

Outside, the property is approached over a short drive and is set in about 0.84 acres of level grounds with mature trees, shrubs, and an ornate fountain to the front. There are two outbuildings and parking available for multiple vehicles.

Location

The property is only a 25-minute drive to the city of Truro, 16 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 also easily accessible. Between them, they offer a wide range of facilities including, village Primary and Secondary Schools, Churches, Public houses, village halls, children's playing field/parks, village shops with Post Offices, a hairdresser, a 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



ROOM DESCRIPTIONS

licence, butchers, art galleries. Truro 11 miles
• Newquay Airport: 21 Miles • St Mawes 7.5 miles • Carne Beach 3 miles • Tregony 3.5 miles

Services

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

Council Tax Band

Band G

Directions

What3words
///farmer.midfield.snake

Google Plus Code
63F6+VJ6 Truro

Viewing

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

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

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.





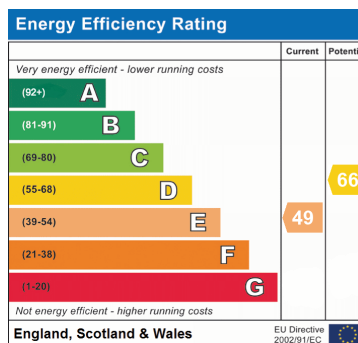
FLOORPLAN

APPROX. GROSS INTERNAL FLOOR AREA 5900 SQ FT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

EPC



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