

# THE GRANARY

H Tiddy





# THE GRANARY

TRELUGGAN COURT, NR RUAN HIGH LANES, TR2 5LP

*Steeped in history and offering a true countryside escape, this stunning and spacious Grade II Listed Barn Conversion is surrounded by beautiful mature gardens and wonderful rolling fields, located in one of the most tranquil and unspoilt areas on the Roseland Peninsula.*

## ACCOMMODATION SUMMARY

**Ground Floor:** Entrance Hall, Utility Area, Shower Room, Family Kitchen / Dining Room, Sitting Room.

**First Floor:** Landing, Master Bedroom with En Suite Bathroom, 2nd Double Bedroom.

**Outside:** Garage, Car Port, Communal Parking, Communal Courtyard, Private L-Shaped Gardens, Secluded Sun Terrace.

## LOCATION SUMMARY

(Distances and times are approximate)

Pendower Beach - 1 mile. Portscatho - 2.3 miles. Portloe Harbour - 5 miles. Veryan - 2.7 miles. Tregony - 6.3 miles. King Harry Ferry - 4.5 miles. Truro - 13.6 miles. St Mawes - 5 miles. Cornwall Airport Newquay - 22.5 miles (regular flights to London and other UK regional airports). St Austell - 14.5 miles (London Paddington 4.5 hours by rail).

Viewing only by appointment with H Tiddy



## ESTATE AGENTS AND PROPERTY CONSULTANTS

The Square, St Mawes, Cornwall TR2 5AG

Tel: +44 1326 270212

[sales@htiddy.co.uk](mailto:sales@htiddy.co.uk)

[www.htiddy.co.uk](http://www.htiddy.co.uk)





## Treluggan

Treluggan is a very pleasant and rural historic hamlet in the heart of the Roseland, 10 minutes' walk to the South West coastal footpath and access to secluded beaches and bathing pools, with a leisurely walk to Porthcurnick beach and the very popular Hidden Hut. Approximately 6 miles away is the unspoilt fishing and sailing village of St Mawes. This has a range of shops, banks hotels and restaurants including the famous Tresanton Hotel and also the Idle Rocks Hotel, plus doctor and dentist surgeries and a pharmacy. The whole of the Roseland Peninsula is on the doorstep, an Area of Outstanding Natural Beauty, with much National Trust property, fine beaches, coastal features and lovely countryside. The sandy beaches of Pendower and Carne are only a mile's drive away. The Cathedral City and county administrative centre of Truro is 10 miles away view the King Harry Ferry (14 miles by road) and the old port of Falmouth and also St Austell are within easy reach.

## History

According to Lawrence O'Toole, in the reign of Henry VIII, Treluggan was held by Edward Courtenay, Marquis of Exeter and cousin to the king. In 1540, Edward was beheaded on a trumped-up charge of treason. His lands were fortified and annexed to the crown. Treluggan, along with other Cornish Estates went to Henry's new born son, who later became Edward VI. The estates grounds ran from the cliffs at Pendower Beach to the small fresh water stream that is the infant Percuil River. In the 1860's, the Duchy dedicated much time building and refurbishing its farms and Treluggan, became a "showpiece" estate to promote the Duchy's status and wealth.

## Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime







Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

## Description

Treluggan Court consists of five highly individual Grade II Listed character residential family properties which were converted from 'showpiece' duchy agricultural buildings in the late 1990s. The Granary is located on the south side of the courtyard and is approached by a gravelled driveway to a large parking forecourt where each property has a garage and boat store / carport.

Inside the property has a delightful ambience with many character features and large commanding rooms, in particular the family farmhouse style kitchen / dining room with feature apex ceiling and exposed beams, built-in wall and floor units with granite work surfaces, a central island and Rangemaster cooker with induction hob. There is ample space for a good size dining table and a door to the central courtyard. A very impressive room for entertaining and socialising whilst cooking. Off the kitchen is a utility / boot room with butlers sink and shower room / WC. Door gives access to the shared courtyard. The 26'4 x 15'3 living room leads off the kitchen and has been carefully laid out by the current owners creating a cosy comfortable area, around the log burner, with arched French doors opening onto beautiful south facing gardens. Exposed beams, deep window sills and rustic feature walls add to the ambience. A cosy dining area gives access to stairs rising to the first floor.

From the landing, doors lead to the bedrooms and bathroom. The large master suite has double doors overlooking the lovely garden and en suite bathroom with shower over the bath, basin and WC. Bedroom 2 is a good size double with built-in cupboards.



## Outside

The walled garden at The Granary is most impressive and wraps around the property and is exceptionally private with a secluded sunny patio for alfresco dining. Great care has been taken in the selection of the natural planting, trees and landscaped areas to enjoy all year round. These easy to maintain gardens are certainly a key feature and will attract lovers of gardening looking for a private haven to tend and lose oneself.

## General Information

**Services:** Mains water, electricity and private drainage. Television points. Telephone and full fibre broadband. Oil fired central heating with Combi boiler. Double glazing.

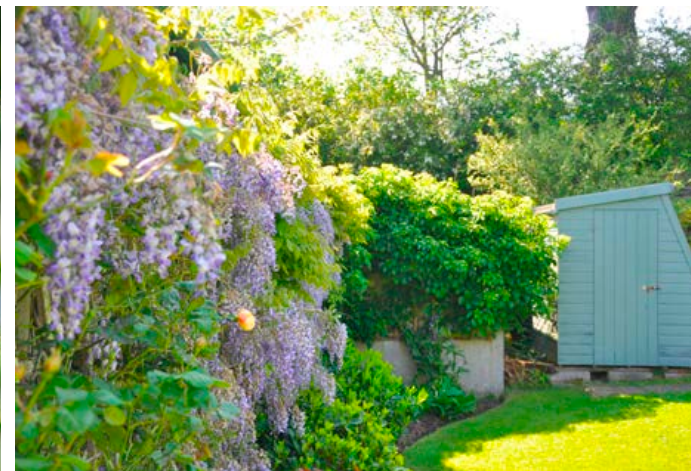
(The electrical circuit and appliances etc have not been tested by the agents).

**Tenure:** Leasehold. 999 years from 1 January 1998 (974 years remaining). Peppercorn ground rent. Freehold owned by Treluggan Court Management Company Ltd of which The Granary has a 1/5 share. Annual service charge currently £600 which covers effluent treatment plant maintenance, lighting maintenance and gardening of the common areas. Insurance for common areas currently £157.45.

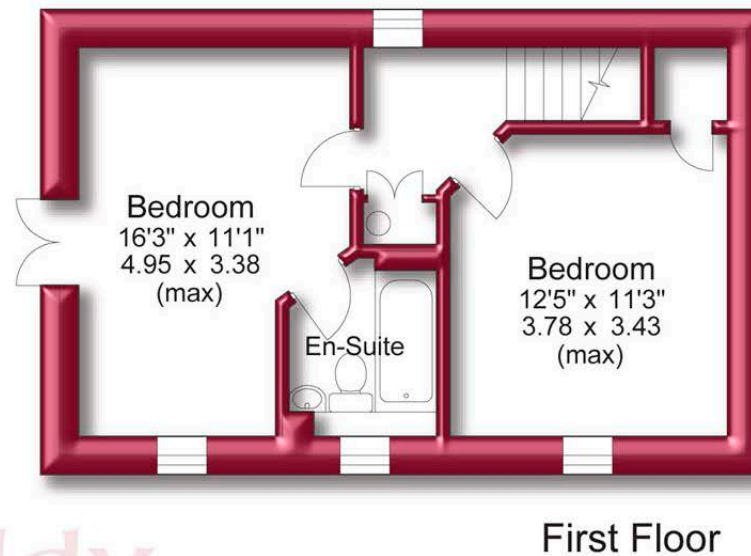
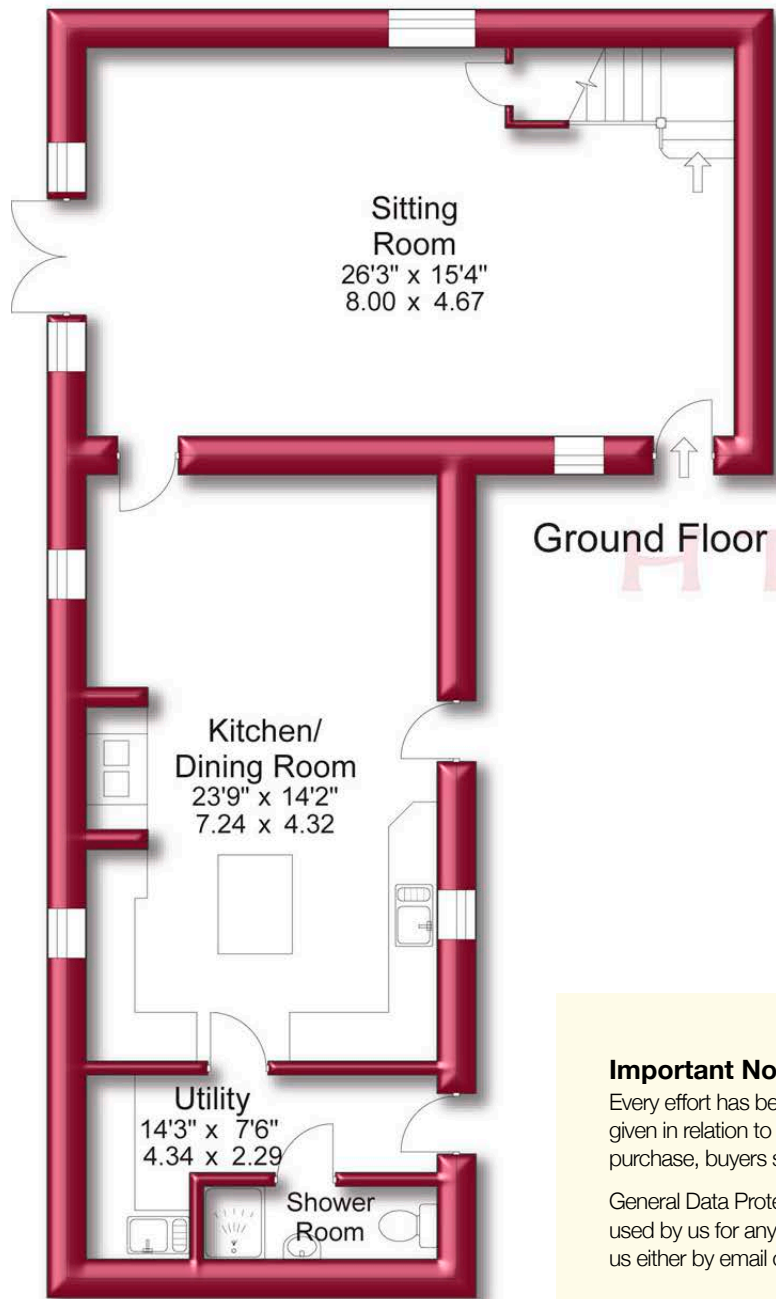
**Energy Performance Certificate Rating:** E

**Council Tax Band:** F

**Viewing:** Strictly by appointment with H Tiddy.



Approx Gross Internal Floor Area = 1279 Sq. Feet  
= 118.82 Sq. Metres



For illustrative purposes only. Not to scale.

#### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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