



School Farm



School Farm Lanner

Lanner, Redruth, Cornwall, TR16 6DF

Redruth 1 mile A30(T) 2.5 miles Truro 8 miles

A superbly presented equestrian and smallholding on the edge of Lanner.

- Sun Room
- Kitchen
- Enclosed Gardens
- Excellent Stable Block & Tack Room
- Pasture Fields and Views
- 2 Reception Rooms
- 3 Bedrooms & Bathroom
- Buildings and Yard
- Further Buildings
- Total c.4.66 Acres

Guide Price £595,000

SITUATION

School Farm is situated on the edge of Lanner at Lanner Green. Lanner offers a range of facilities and amenities including public house, primary school, local shops, village hall, post office, garage and so forth, which are supplemented further by the town of Redruth a short distance to the north. From Redruth there is a station on the London Paddington line and there are junctions onto the A30(T).

For the equestrian enthusiast there is a myriad of accessible bridleways offering miles of off road hacking in the area.

THE HOUSE

The house is characterful and well-presented. On the ground floor is a Sun Room which is fully tiled for practical convenience from which there is an opaque glazed door opening to a pleasant Sitting Room with original granite fireplace with timber beam and wood-burner with recesses to either side, and adjacent is a Living Room with similar granite fireplace with inset wood-burner. To the rear is a Kitchen with a range of matching base units and eye level units with rolled worktops and with white ceramic sink unit, electric cooker, space and plumbing for washing machine, and plumbing available for integral dishwasher. There are doors off to a rear Porch, small Inner Hall and Bathroom with white bath, pedestal washbasin and wc.

On the first floor, off a central Landing is a main well-proportioned Bedroom with high ceiling; walk-in Linen Cupboard; second Bedroom with high ceiling and built-in wardrobe; and third single Bedroom with work station and which enjoys far-reaching views.



THE COURTYARD AND GARDEN

To the rear is an enclosed concreted Courtyard and an adjacent fence and wall enclosed Garden with level central area of lawn and adjacent raised decked seating area with hot tub, flowerbed and Garden Shed about 12'6 x 7' with lighting. The garden is fully enclosed and dog friendly. There is a public footpath which passes through the property.

THE BUILDINGS AND YARD

A higher level fenced yard area with a number of buildings including:

1. Workshop 15'4 x 8'4 plus 10'7 x 7'6 narrowing to 5', with workbench, power and electricity.
2. Timber Store Shed about 9' x 6'
3. Carriage House/General Purpose Building about 16' x 11' narrowing to 3'5 plus 9' x 10'6 with power and lighting, pedestrian door and double doors opening to vehicular flat-bed height. (On land subject to an application to the Land Registry for adverse possession).

THE EXCELLENT STABLE YARD

(On land subject to an application to the Land Registry for adverse possession). A tucked away bespoke built first class Stable Block incorporating three stables each about 12' x 11'8, 12' x 11'10 and 12' x 11'10 with concrete floors, lighting, stable doors with kickers, outside overhang with concrete apron and outside lighting. Adjoining Tack Room about 11'10 x 4' with concrete base and detached Feed Store about 7'8 x 5'6.

THE LAND AND FURTHER BUILDINGS

There are three excellent free draining pasture fields with Cornish hedge boundaries and further subdivisions. Within the land are further fine buildings including:

1. Hay/Machinery Shed about 24'6 x 20' with lighting, high vehicular doors and fully enclosed.
2. Field Shelter overall about 23'4 x 11'1 and currently internally partitioned with separate open doorway. This building could easily be divided into stables if desired.
3. Field Shelter about 14'10 x 8'9.

In total, School Farm extends to about 4.66 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

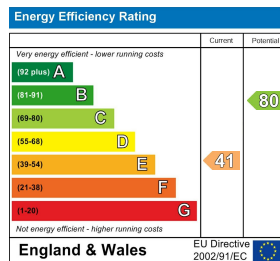
On the A30(T) travelling westbound, exit towards the A3047 at Scorrier and follow the signs to Redruth. On entering Redruth bear to the left at the roundabout towards Falmouth onto the A3093. At the double roundabouts go straight over staying on the A3093. At the next roundabout, bear to the left, staying on the A3093, and drive up over the brow of the hill. Pass the Welcome to Lanner sign and after about a further 100 yards turn right just after the central bollard. Drive down the lane and at the 'T' junction the entrance to School Farm is opposite.

SERVICES

Mains water, drainage and electricity connected. Oil-fired central heating. Double-glazed (reflective glass). TV and telephone points.



A wide-angle photograph taken from an elevated position, looking down onto a large, open field of tall, golden-brown grass. In the middle ground, a small, white, conical tent stands alone. A faint, winding path or track is visible in the grass. Beyond the field, a dense line of green trees and shrubs separates the field from a town. The town features numerous houses with grey roofs and a few larger buildings, including a prominent red-brick house. In the background, rolling green hills and distant mountains are visible under a clear blue sky with a few wispy clouds.



01872 264488

