



Castle Lambourne



# Castle Lambourne

Perranzabuloe, Truro, Cornwall, TR4 9LQ

North Coast 3 miles Truro 8 miles

**A magnificent versatile country house with two bedroom cottage standing in approximately 0.8 acres.**

- Period Home
- Versatile Accommodation
- Three Receptions Rooms
- Kitchen and Utility
- Double Garage and Shed
- Two Bedroom Cottage
- Welcoming Entrance Hallway
- Three Reception Rooms
- Five En-suite Bedrooms
- Large Gardens and Wooded Copse

**Guide Price £1,000,000**

## SITUATION

Approximately three miles from the north coast holiday resort of Perranporth, and only 7 miles from the popular seaside town of Newquay, Castle Lambourne stands magnificently in a prominent position close to the attractive church in the parish of Perranzabuloe.

The nearby village of Goonhavern offers a range of everyday amenities including a shop and post office, garden centre, store, public house and a well regarded primary school.

Renowned for an almost three mile stretch of sandy beach and excellent surfing, Perranporth offers a range of local amenities together with a links golf course. Other fabulous beaches nearby include Crantock and Holywell Bay with further world famous surfing beaches at Newquay readily accessible.

The Cathedral City of Truro is approximately eight miles distant and is the retail and administrative centre of Cornwall with many independent and national retailers represented. There are a wide variety of well established local schools, indoor and outdoor markets and cobbled streets.

Truro has a mainline rail station linking with London Paddington and Newquay Airport on the north coast offers a number of scheduled flights to both national and international destinations.



## DESCRIPTION

Castle Lambourne was built circa 1900s and is a beautifully presented elegant country house boasting a wealth of charm and period features. The property has high ceilings, original sash windows, cast iron/tiled fireplaces with open grates and wood surrounds, herringbone parquet flooring, picture and dado rails, Aga, magnificent elegant wide turned galleried staircase with arched window on the turn.

This versatile home has a welcoming entrance hallway with under stair cloakroom. There are two reception rooms with central fireplaces, one dual aspect with windows to the front and side garden, the other with French doors opening to the front. There is a utility room, storage room and formal dining room with Aga and back staircase to first floor. The well appointed kitchen has white high gloss units with integral appliances and french doors to the courtyard garden. A self contained apartment with bedroom/sitting room, kitchenette and shower room completes the ground floor accommodation.

On the first floor the spacious galleried landing has an ornate decorative arch and leads to the master suite with beautifully appointed bathroom suite incorporating freestanding bath, double walk in shower, Low level WC and pedestal wash hand basin. There are two other double bedrooms with en-suite shower facilities and a separate apartment with bedroom/sitting room, kitchenette, shower room and separate WC.

In all a magnificent country house with spacious gardens a two bedroom cottage and versatile accommodation.

## THE COTTAGE

The attractive and beautifully presented stone built cottage looks into the pretty courtyard garden and enjoys views over the rear lawn area. It offers cosy atmospheric accommodation including a sitting room, kitchen/breakfast room, two bedrooms and shower room. A stable door leads out to a decked sun terrace seating area.

## OUTSIDE

The sweeping in and out carriage driveway gives access to the double garage with a delightful central lawn garden area bordered with flowers and shrubs. A castellated wall leads to the hidden private courtyard garden to the rear where there is a garden shed, decked sun terrace and pergola. The extensive gardens of approximately 0.8 acres are predominantly laid to lawn and border open farmland. The lawn area wraps around the side of the property with a raised sun terrace area with a wooded copse and further parking area.

## SERVICES

Mains water and electric, private drainage, oil fired central heating, LPG gas for cooker.

## VIEWINGS

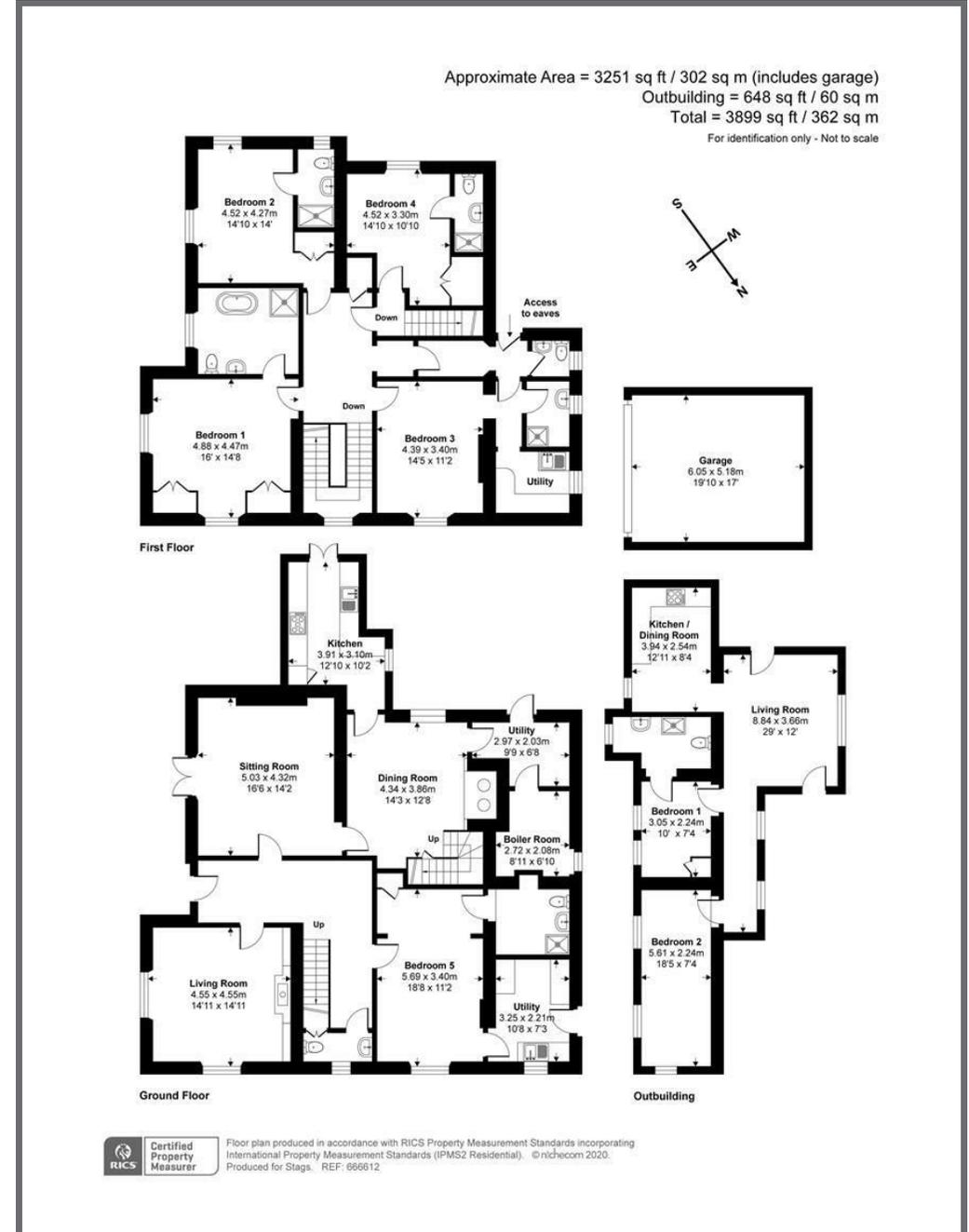
Strictly by prior appointment with Stags Truro office on 01872 264488.

## DIRECTIONS

From Truro head out towards Chiverton roundabout. Take the Newquay Road and pass Healeys cider farm on the right hand side and the Church on the left hand side. The entrance to the property is just past the turning on the left where a five bar gate enters the driveway.



These particulars are a guide only and should not be relied upon for any purpose.



**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	37	
F (21-38)		
G (1-20)		
Potential		74

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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