



The Glanis, Ruan Minor, Helston, Cornwall

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Glanis, Ruan Minor, Helston, TR12 7LS

An opportunity to complete a visionary c. 4300sq.ft eco home project in 1.63 acres of utter tranquillity

Ruan Minor 0.5 miles, Kennack Sands Beach 1.5 miles, Helston 11 miles, Truro 25 miles

Proposed – Kitchen/breakfast room | Living room | Snug | Study | Wellness room | Garden room | Plant room | Three bedrooms and two en suites | Bathroom | Annexe wing: kitchen/living/dining room | En suite bedroom | Utility Workshop and store rooms | Multiple balconies and terraces | Gardens
EPC Rating - Predicted: C

The property

This breathtaking eco-friendly creation is in a primed condition for a buyer to takeover and complete the project, either continuing with the existing design vision or add their own stamp to the finishing detail. For those dreaming of building their own spectacular forever home but have been daunted by the enormity of an entire project, this could be just the opportunity you've been looking for.

Much of the challenging preliminary, ground and construction work has already been completed and provisions of many materials to finish off are bought and paid for, which will be inherited by the new owner to aid a smooth transition to build completion.

The setting is simply idyllic, boasting tranquil grounds extending to c. 1.63 acres with mature trees as well as a majestic stream wrapping around the south and southwest boundary. Our clients have transformed this garden into a picture of colour, with creative planting amongst expanses of lawn and beautifully landscaped seating areas within the existing topography of the site.

Design/Vision

The property will provide an impressive, over 4300sq.ft of accommodation and C. 5000sq. ft including garaging, workshop, stores plus multiple balconies and suntrap terraces.

Entering to an immense entrance hall on the upper floor, you immediately appreciate the sense of space and calm achieved here. The hall gazes through to a framed outlook of the treetops and countryside beyond, then opens to one of the many sheltered balcony areas from the reverse accommodation top floor.

The proposed internal layout will comprise 4/5 bedrooms, 4/5 reception rooms, wellness/fitness room, garden room, a vast semi open plan kitchen dining living room, utility and plant room. The layout arrangement allows for an annexe/guest accommodation wing with its own access.

This imposing footprint astonishingly sits delicately into its environment, which highlights that the goal for the Organic Architecture concept is well on its way to being achieved.

Architectural Influence

Organic Architecture is famed for producing totally unique homes, as it seeks to unify space, blending the exterior and interior to create a built environment not separate or dominant from nature but as a unified whole. With an admiration for the ground in which the building grows, this home has embraced the challenging topography to not only build into the landscape and maximise quarried areas for sheltered landscaping, but it has utilised the materials from the ground in which it is built. The lower sections of the property are clad in serpentine stone which is synonymous with this part of Cornwall.

Much inspiration stems from the work of Frank Lloyd Wright and other modernist architects of the mid-20th Century which is clear to see in the bold design.





To Finish

The structure of the property has been completed using insulated concrete formwork (ICF), a very popular modern style of construction and finished with a flat roof design. Much of the lower level has been clad in serpentine stone with a variety of timber, granite serpentine cladding and silicone render still to finish. Aside from this, the majority of work to finish the project is internal, including installing services, first and second fixes and all design and decorative finishes.

For a full breakdown of outstanding tasks, please contact the agent.

N.B. We understand from our client that all works completed to this stage have been periodically inspected by Building Control.

Outside

The two main areas of garden are divided by the private drive, with the immaculately landscaped south facing gardens immediately from the property an absolute delight. There is parking for multiple vehicles next to the property with a double carport planned to be installed. Across from the drive is further parking and fantastic workshop/garden store. Fully insulated, tiled floors, power, water and data connection, this is a really great space.

Across the road is a separate pocket of land. Undeveloped, this area poses an opportunity as a plot (subject to necessary permissions).

Bungalow

Currently, there is a comfortable 2/3 bedroom bungalow, which as a condition of planning is to be demolished upon the new build completion. But for now, makes fantastic onsite accommodation. (Services: mains water, electric, oil fired central heating and private drainage, which we understand from our clients to be compliant – EPC:E/47







Location

Set on a quiet country lane in the hamlet of Treal, this peaceful setting is in an Area Of Outstanding Natural Beauty on the edge of the village of Ruan Minor, within 1 mile of the coast.

Largely unspoilt, the Lizard coastline boasts dramatic scenery, sandy beaches, charming fishing villages like Cadgwith and rugged natural landscapes, described by The Guardian as 'almost impossibly pretty'. Nearby Kennack Sands Beach, the east beach dog friendly all year and the now world famous turquoise waters of Kynance Cove are just 1.5 miles and 5 miles away respectively.

There are great nearby amenities in Ruan Minor and Lizard village and even the fantastic Treleague dairy and farm shop at the end of the lane!

The historic market town of Helston offers a wide range of facilities including national stores and well regarded schools. The cathedral city of Truro is approximately 25 miles away and is the county's main administrative, retailing and commercial centre with a mainline rail link to London Paddington (travel time approximately 4 and half hours).





Floorplans
 House internal area 4,541sq ft (422 sq m)
 Outbuildings and balconies/terraces area 2597 sq ft (241sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3words: ///decorated.bars.directive

General

Local Authority: Cornwall Council
Services: Proposed services: Mains water, private drainage, ground source heat pump for underfloor heating, mechanical ventilation with heat recovery system (MVHR), mains electric plus PV solar and battery storage.
Council Tax: TBC
Tenure: Freehold
Price: Offers Over £950,000

Cornwall

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