



## Comprigney Hill

Truro

 **Millerson**  
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**Price Guide £1,500,000**

# Comprigney Hill

Truro

- A STUNNING GEORGIAN SIX BEDROOM DETACHED ESTATE
- TRURO CATHEDRAL AND CITY VIEWS
- APPROXIMATELY 1.75 ACRES OF GARDENS AND LAND
- GRADE II LISTED
- IMPRESSIVE GRAND SWEEPING STAIRCASE
- TWO PERSON PEDESTRIAN INTERNAL LIFT
- FOUR ELEGANT AND WELL PROPORTIONED RECEPTION ROOMS
- WELL STOCKED GARDENS WITH MATURE ESTABLISHED TREES AND PLANTS
- SHORT WALKING DISTANCE TO THE TOWN CENTRE AND TRAIN STATION
- SITUATED WELL FOR THE PUBLIC SCHOOLS OF TRURO AND TRURO HIGH SCHOOL

Comprigney House which is set in just over 1.5 acres of mature, private gardens must be one of Truro's finest houses. The property is set within an elevated position and therefore offers beautiful views across the city including the iconic Truro Cathedral. It is Grade Two Listed and benefits from sizeable, versatile accommodation.







### Property Description

Comprigney House which is set in just over 1.5 acres of mature, private gardens must be one of Truro's finest houses. The property sits in an elevated position and therefore offers beautiful views across the city including the iconic Truro Cathedral. The owners have lived here for almost half a century. In that time it has been a much-loved family home but of course a house of this size is versatile for many other uses. It is situated in Kenwyn which is one of the most highly regarded and exclusive residential areas in Truro. Although within the city boundaries, the property is also within easy walking distance of the rural hamlet of Idless which boasts wonderful woodland walks and cycle trails. Additionally, the historic church of St Keyne, more commonly known as Kenwyn church is also within a very short distance.

This property is vast in size as over the years it has been sympathetically and tastefully added to. Internally the home offers spacious family living with the benefit of four reception rooms and an expansive family kitchen / breakfast room with a gas fired, four oven Aga. It is the perfect place for hosting and entertaining. On the first floor there are six bedrooms and three bathrooms with the master primary suite and main guest room both benefitting from dressing rooms. Externally the grounds are predominately laid to lawn with mature borders that have been lovingly picked, pruned, and planted by the current vendors. Mature shrubs, plants and trees are set within the grounds including Hydrangeas, Rhododendrons, Azaleas, and Camellias. Additionally there is a Ginkgo Biloba: aka Maidenhair tree, known to be one of the oldest varieties of tree known to mankind and originating from China. The property is accessed via a private driveway entrance and offers off street parking for multiple vehicles.

### Location

Truro is the only cathedral city in Cornwall and is also the county town. It is the main area for retail shopping hosting many major retailers plus several independents. It has a broad ranging selection of restaurants and coffee shops, many of which are situated in the quaint, cobbled streets of the city. There is also a museum, art shops and a recently refurbished theatre – The Famous Hall for Cornwall which has a constantly changing programme of top acts and shows and has welcomed such stars as Dawn French and Jimmy Carr.

The city provides excellent both state and private schooling including Archbishop Benson, Bosvigo and Truro High School. Truro is on the mainline railway to London Paddington which also offers an overnight sleeper service. The station runs regular routes to Cornish towns and further afield to Plymouth, Cardiff and cross-country services to Birmingham, Manchester, and Glasgow. Newquay Airport is only half an hour away and serves many of the UK's internal cities as well as further afield destinations.

Cornwall is renowned for its beautiful coastline and Truro is well situated being within easy reach of the surfing north coast beaches and the sailing, kayaking and paddle boarding waters of the south coast meaning that water sport loving enthusiasts are well catered for. There are also many rugby, football, cricket, and tennis clubs within the city. Truro Golf Club is approximately two miles from the property and Cornwall's main hospital, Treliiske, also close by.

### History of the House

The oldest section of the house is believed to date back to the 16th century at which time the Comprigney Estate was a 24 acre manor forming part of the Duke of Arundell's estate. In 1718 Comprigney House was the birth place of the Reverend Thomas Vivian, the notable theologian and author whose son, John Vivian, may be called, according to Tregellas, the founder of the copper trade in Cornwall. It was his son, Sir Richard Hussey Vivian who became a well decorated soldier who distinguished himself at Waterloo. He also sat as the Member of Parliament for Truro from 1820 to 1826 and again from 1833 to 1835. The house remained the property of his heirs until passing to William Mitchell who died there in 1835 and then William Nicholas Gill who was a churchwarden at Kenwyn for 23 years. It was George Coulter Hancock who considerably enlarged the house in the early part of the 20th century, adding the magnificent drawing room for the celebration of his daughter's 21st birthday. Comprigney House was acquired by the late Colonel and Mrs Mulock and, although requisitioned by the American forces during the war, it remained in the ownership of the late Mrs Mulock until acquired by our clients in 1980.

### The Accommodation Comprises:

(All dimensions are approximate)

Georgian front door with glazed fan light window. Leading into.

#### Ground Floor - Entrance Porch

7'6" x 6'11" (2.31m x 2.12m)

Flat ceiling. Decorative cornice. Picture rail. Original, wooden floorboards. Skirting. Original Georgian, arched, partially glazed wooden door with glazed side panels leading to main reception hallway.

#### Main Reception Hallway

32'10" x 28'11" (10.01m x 8.57m)

T Shaped - Maximum measurements taken. Flat ceiling. Decorative coving. Picture rail. Radiator. Ample power sockets. Under-stairs storage. Original wooden floorboards. Skirting.

Majestic, stately, sweeping carpeted staircase rising to the first floor landing with a grand arched, Regency style, sash window encased by two Ionic pillars.

#### Side Vestibule

6'4" x 5'10" (1.94m x 1.80m)

Flat ceiling. Sash window to the rear aspect overlooking the lawns. Mattwell. Tiled flooring. Georgian, half glazed, rear door with glazed fan light window above. Leading into the main reception hallway and out to the portico.

#### Drawing Room

30'1" x 25'11" (9.17m x 7.65m)

Measured into the fireplace. Flat ceiling. Decorative coving. Grand arched, Regency style, sash window to the formal side garden to be admired on the full-length, built-in window seat beneath. A perfect spot to lose yourself in your favourite novel. There are a further two sash windows to the front aspect overlooking the walled, laid to lawn garden. Six ornamental wall lights. Picture rail. Two radiators. Ample power sockets. Storage cupboard. A magnificent open fireplace housed within two Ionic pillars with polished granite hearth and surround with a wooden mantelpiece to be enjoyed via the built-in side bench seating. Exposed, original wooden floorboards. Skirting.

#### Dining Room

19'11" x 15'0" (6.09m x 4.59m)

Flat ceiling. Decorative ceiling cornice. Two sash windows to the front aspect overlooking the walled, laid to lawn garden within original built in wooden shutters. Picture rail. Radiator. Ample power sockets. Impressive 'Villager' multi fuel burner with polished marble hearth, surround and mantelpiece. Carpeted flooring. Skirting.

#### Reading Room / Study

15'6" x 15'4" (4.74m x 4.69m)

Flat ceiling. Decorative coving. Sash window to the front aspect overlooking the walled, laid to lawn garden. Picture rail. Ample power sockets. Impressive 'Clearview', multi fuel burner with slate hearth and polished marble surround. Radiator. Carpeted flooring. Skirting. Doors leading to inner hallway and sitting room. Original Georgian, arched, partially glazed wooden door with glazed side panels leading to main reception hallway.

#### Sitting Room

19'11" x 15'5" (6.08m x 4.70m)

Flat ceiling. Decorative coving. Two sash windows with original wooden shutters to the front aspect overlooking the walled, laid to lawn garden. Wooden paneling to picture rail height. Impressive open fireplace with slate hearth and wooden surround. Ample power sockets. Carpeted flooring. Skirting.

#### Cloakroom

9'4" x 7'9" (2.85m x 2.37m)

Flat ceiling. Two sash windows to the rear aspect. Corner built in storage cupboard. Twyford's pedestal wash basin. Tiled flooring. Skirting. Internal door leading to separate W/C with frosted sash window to the rear aspect and radiator.



#### **Wine Store**

10'4" x 9'2" (3.17m x 2.81m)

Maximum measurements taken. Flat ceiling. Original, white washed brick stores perfect for housing a selection of wines and port. Built in wooden timber shelving. Two person pedestrian, in fully working order, electric lift which is serviced regularly by Otis. Vinyl flooring. Secondary door leading in to the main reception hallway.

#### **Rear Hallway / Original Butlers Pantry**

12'1" x 5'6" (3.70m x 1.68m)

Flat ceiling. Smoke sensor. Built in wooden storage cupboards. Wooden paneling to day-do rail height. Tiled flooring. Internal doors leading to utility room, kitchen and inner hallway. Double wooden external doors leading into the lean to the rear conservatory.

#### **Kitchen**

19'5" x 15'10" (5.92m x 4.83m)

Sash windows to the rear and side aspects with original wooden shutters with built in window seat beneath looking out onto the side garden. Flat ceiling. Farmhouse style kitchen with a range of wall and base fitted units and drawers with matching wooden worksurfaces. Tiled splash-backs throughout. Integrated stainless steel sink with drainer and mixer tap, space and plumbing for dishwasher and integrated fridge. Beautifully set, four oven, gas Aga housed within a spacious, tiled recess and with an impressive wooden surround and mantelpiece. Separate, two ring, electric hob. Multiple power sockets. Flagstone slate flooring. Skirting. Door leading to pantry which measures 1.71m x 1.69m housing built in timber shelving, lighting and consumer unit.

#### **Utility Room**

13'8" x 8'7" (4.19m x 2.62m)

Sash window to the rear aspect with original wooden shutters and built in window seat beneath. Flat ceiling. Worcester boiler stored and installed in 2022 and serviced yearly with supporting documentation. The boiler also comes with a 12 year guarantee. Carbon monoxide detector. Ample space for housing white goods. Multiple power sockets. Flagstone slate flooring. Skirting. Secondary door leading into the inner hallway.

#### **First Floor - Main Landing**

32'9" x 14'5" (10.0m x 4.40m)

Flat ceiling. Decorative coving. Loft access. Sash window to the rear aspect overlooking the lawns. Picture rail. Radiator. Ample power sockets. Stair balustrade with wooden spindles. Ample power sockets. Original, wooden floorboards. Skirting. Doors leading to:

#### **Principal Bedroom**

22'8" x 17'9" (6.91m x 5.42m)

Flat ceiling. Two sash windows to the front aspect overlooking the walled, laid to lawn garden and beyond, Truro Cathedral with a further sash window overlooking the side aspect of the formal garden with a built in window seat beneath. Picture rail. Three built in wardrobes with both hanging and storage shelving. Ample power sockets. Radiator. Impressive open fire with a tiled hearth and wooden mantelpiece. Multiple storage cupboards to both sides. Carpeted flooring. Skirting. Internal door leading through to the:

#### **Principal Dressing Room / Additional Bedroom**

19'3" x 11'10" (5.88m x 3.63m)

Flat ceiling. Sash bay window to the rear aspect overlooking the rear lawn. Picture rail. Ample power sockets. Radiator. Open fireplace with tiled and hearth and wooden surround and mantelpiece. Built in wardrobes and separate cupboard housing wash basin. Partially carpeted flooring with exposed wooden floorboards into the bay window. Skirting.

#### **Bedroom Two**

17'6" x 14'11" (5.34m x 4.55m)

Flat ceiling. Two sash windows to the front aspect with original built in wooden shutters overlooking the walled, laid to lawn garden and beyond, Truro Cathedral. Picture rail. Radiator. Ample power sockets. Open fireplace with hearth, cast iron surround and wooden mantelpiece. Carpeted flooring. Skirting. Door leading through to:

#### **Bedroom Two Dressing Room**

10'7" x 9'2" (3.25m x 2.80m)

Flat ceiling. Sash window to the front aspect overlooking the walled, laid to lawn garden within original built in wooden shutter. Picture rail. Ample power sockets. Built in wash basin with storage cupboard beneath. Carpeted flooring. Skirting. Door leading back to the landing hallway.

#### **Bathroom**

9'11" x 7'11" (3.03m x 2.43m)

Flat ceiling. Sash windows to the side and rear aspects. Partially tiled. Pedestal wash basin. Bath with shower over with glazed shower screen. Radiator. Original wooden floorboards. Skirting.

#### **Separate W/C**

6'0" x 3'2" (1.84m x 0.97m)

Flat ceiling. Sash frosted window to the rear aspect. W/C. Original, wooden floorboards. Skirting.

#### **Secondary Landing**

44'11" x 3'4" (13.7m x 1.04m)

Flat ceiling. Sash window to the side aspect with storage cupboard beneath. Secondary consumer unit housed. Access from here to the pedestrian lift down to the ground floor. Radiator. Carpeted flooring. Skirting. Doors leading to:

#### **Bedroom Three**

18'10" x 12'0" (5.75m x 3.66m)

Flat ceiling. Two sash windows to the front aspect with built in window seats beneath overlooking the walled, laid to lawn garden and beyond, Truro Cathedral. Picture rail. Radiator. Ample power sockets. Stove inset to fireplace (no longer in use) with tiled surround and wooden mantelpiece. Integrated wash basin with mixer tap. Carpeted flooring. Skirting.

#### **Bedroom Four**

13'5" x 11'10" (4.10m x 3.63m)

Flat ceiling. Sash window to the front aspect with a built in window seat beneath overlooking the walled, laid to lawn garden and beyond, Truro Cathedral. Picture rail. Radiator. Built in wardrobe and cupboard above. Integrated wash basin with storage beneath. Ample power sockets. Open fireplace with cast iron surround and wooden mantelpiece. Carpeted flooring. Skirting.

#### **Bedroom Five**

19'2" x 9'1" (5.85m x 2.77m)

Flat ceiling. Sash window to the rear aspect overlooking the lawns. Ample power sockets. Built in wardrobes. Radiator. Carpeted flooring. Skirting.

#### **Bedroom Six**

19'2" x 12'0" (5.86m x 3.66m)

Flat ceiling. Sash window to the rear aspect overlooking the lawns. Picture rail. Integrated wash basin with storage beneath. Feature open fireplace with slate hearth. cast iron surround and wooden mantelpiece. Ample power sockets. Radiator. Carpeted flooring. Skirting.

#### **Bathroom**

18'9" x 8'10" (5.73m x 2.71m)

Flat ceiling. Sash window to the rear aspect overlooking the lawns. Freestanding, roll top, extra deep, cast iron bath. Walk in shower unit with glazed screen. W/C. Pedestal wash basin. Built in wooden storage/linen cupboard. Airing cupboard housing hot water tank and built in timber shelving. Radiator. Combined carpeted and tiled flooring. Partial skirting.

#### **Shower Room**

11'0" x 7'11" (3.36m x 2.43m)

Flat ceiling. Sash window to the rear aspect with built in window seat beneath overlooking the lawns. Loft hatch. Partially tiled. Wash basin. W/C. Walk in shower unit. Radiator. Tiled flooring. Skirting.

#### **Externally**

A perfect place for any green fingered gardener - to the front of the property is a delightful, sizeable, walled rose garden with a central lawn and patio area creating the ideal spot to host and entertain. To the side of the driveway is an expansive lawned garden which incorporates several shrubs and plants including evergreen and deciduous trees including flowering cherry trees, hydrangeas, and rhododendrons. To the other side is again a sizeable laid to lawn garden with roadside access so has the potential to create a further parking / garage area subject to obtaining relevant permissions. To the rear is a further lawn garden bounded by a mature yew tree hedge. In this area of garden is the Ginkgo Biloba aka Maidenhair tree which is known to be one of the oldest varieties of tree known to mankind and originates from China. In total the gardens measure just over 1.5 acres in size.

#### **Portico**

22'11" x 11'2" (7.01m x 3.41m)

Overlooking the side and rear laid to lawn gardens and with direct covered access into the main entrance porch.

#### **Parking**

The property is accessed via a private driveway entrance - there is ample off street parking available for multiple vehicles.

#### **Lean to Rear Conservatory**

20'2" x 6'9" (6.15m x 2.08m)

Tiled flooring. Doors leading outside and leading into:

#### **Log Store**

8'11" x 7'3" (2.74 x 2.21m)

#### **The Old Pantry**

8'11" x 5'2" (2.74m x 1.58m)

Power and Lighting.

#### **Workshop**

10'9" x 8'11" (3.28m x 2.73m)

Windows to both side aspects. Plumbing for housing white goods. Oversized ceramic sink. Ample power sockets. Consumer unit and electric meter housed. Built in wooden shelving. Concrete flooring.

#### **Services**

Connected to Mains Water (metered), Gas, Electric and Drainage and falls in to Council Tax Band H.

#### **Agents Note**

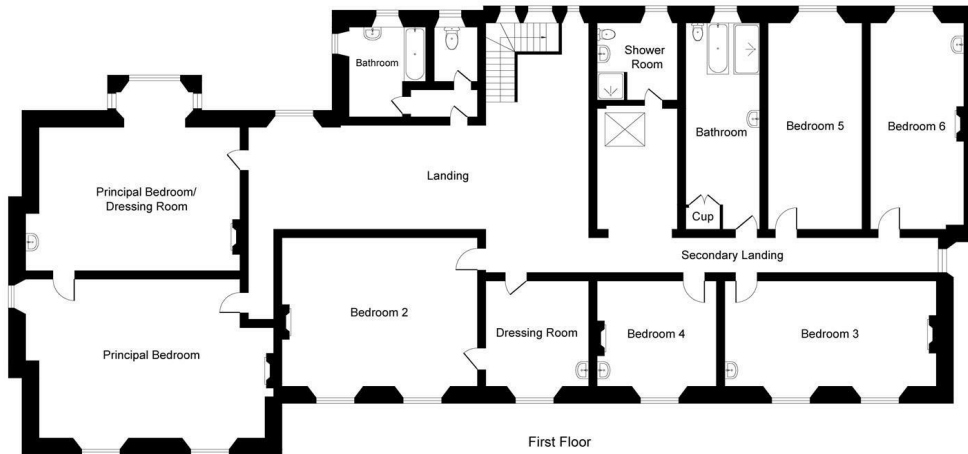
In accordance with the Estate Agents Act of 1979 we are obliged to inform you that the vendors of this property are connected with Millerson Estate Agents.

#### **Directions**

Proceed out of Truro in a Northerly direction along the B3284 Kenwyn Road towards Kenwyn and Shortlanesend. Take the sharp left hand turn on to Comprigney before the road bears to the right and the property will then be located soon after on your right hand side and can be accessed via the gated entrance. A member of the Millerson team will be there to greet you.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>61</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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