

CHYVOGUE HOUSE
PERRANWELL STATION

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Chyvogue House, Chyvogue Lane, Perranwell Station, Truro TR3 7JX

Attractive small country house midway between Truro and Falmouth set within a 1½ acre garden. 5-6 bedrooms plus 2 home offices and adjoining two bedroomed flat. Formal gardens, herb gardens and orchard. Occupied by the same family for 34 years.

- 5/6 bedrooms • Sitting room • Open-plan Smallbone kitchen
- Orangery • 2 home offices • 2 bedroom annexe
- Beautiful gardens • Outbuildings and garaging
- 4674 sqft • Set in just under 1.5 acres







SITUATION

The village of Perranwell Station lies close to the Fal Estuary in south Cornwall, and as suggested by the name, has its own railway station on the branch line running between the port and university town of Falmouth, and the cathedral city of Truro.

Perranwell Station also has a traditional village pub - The Royal Oak, village store, primary school and classic car garage. Unsurprisingly it is one of the most desirable locations in south Cornwall for families wanting to be close to the private and state schools in Truro and within easy reach of watersports facilities at Falmouth and MylorYacht Harbour.

Perranwell Station is only 6 miles from the main London Paddington-Penzance main railway line in Truro, with an overnight 'sleeper' service. Newquay airport is 25 miles away.

HISTORY

Chyvogue was built by the Bassets ofTehidy around 1830 as a mine captain's house and the freehold was first sold to the resident tenant in 1899. It was bought by auction when the Bassets sold off their properties in Perranwell. The auction took place at the local nurseries who still hold the handwritten auction catalogue, a copy of which is kept in the County Archives. In the 1950s Carters Seeds had large glass houses on the property from which they produced and distributed flower and vegetable seed. Some of the old foundations of the glass houses remain and the wood shed and garage are built within the outline of two of them.

THE HOUSE

Chyvogue House has been a wonderful home to the same family for 34 years, and it is easy to see why.

The house is enormously attractive with mellow stone and slate-hung elevations, and sash windows.

The space and layout suits busy family life.To the right of the entrance hall is a reception area with woodburner leading to kitchen by Smallbone which incorporates an Everhot range cooker, large island unit with marble worktop. There is a slated pantry and laundry/boot room off the kitchen, with a separate side entrance. The kitchen opens through to a magnificent orangery. This wonderful living space has French windows on to the slate-flagged courtyard, a glass atrium flooding the room with natural light, and a woodburner for winter evenings.

The sitting room is to the left of the hall with woodburner set within marble fireplace. Large sash windows provide natural light throughout the day.

On the first floor there are five bedrooms, including a main suite with bathroom, closet, and study/dressing room/6th bedroom. The second bedroom has an en suite bathroom, and there is a superb family bathroom by Smallbone.

HOME OFFICES

A jib door from the sitting room leads to two large home offices with Fired Earth terracotta tiles. The first has a woodburner set in a large Inglenook fireplace. At present, there is a floating L-shaped partition between the two

offices, which have separate toilet facilities. There is an entrance in the floor to a large cellar. External doors provide access into the walled herb garden.

ANNEXE

Behind the home offices, with a door linking through, is a ground floor flat with two double bedrooms, bathroom, open-plan living area and fitted kitchen with integrated appliances. It has its own access in to the walled herb garden which is planted with a variety of herbs, wisterias and roses and provides private independent access for visitors to the home offices and annexe.

OUTBUILDINGS

When one enters the gates, the driveway splits, with the left fork leading to the four-car timber garage. Adjoining the kitchen garden is a former stable block, now utilised as potting shed, with a lean-to timber store to the rear. In addition there are also two greenhouses and a timber summerhouse.

Across the slate courtyard is the boiler room which has an outside washing machine for pet bedding etc, and hanging and dry storage for wet suits and garden chairs.

GARDENS AND GROUNDS

Privately set on the edge of the village the house is approached from the lane through wrought iron gates on to a sweeping driveway leading past the garage to a circular turning area with ample parking for 6-8 cars.

Chyvogue sits in the middle of large, beautifully maintained gardens of spring flowering shrubs and trees including Cherry, Camelia, Magnolia, Rhododendron. In summer established beds of roses, irises and peonies and summer flowering shrubs take over. Clipped Yew and Box provide structural support all year round and are at their best when frosted in winter.

At the rear of the house is a superb slate-flagged courtyard with water feature over a well opening on to lawned gardens with mature, colourful flower beds sitting between the house and the kitchen garden.

A gate from this area then leads through to the delightful informal garden, with trees, mown pathways, and a large fruit cage.

SERVICES

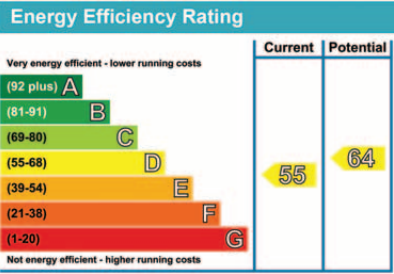
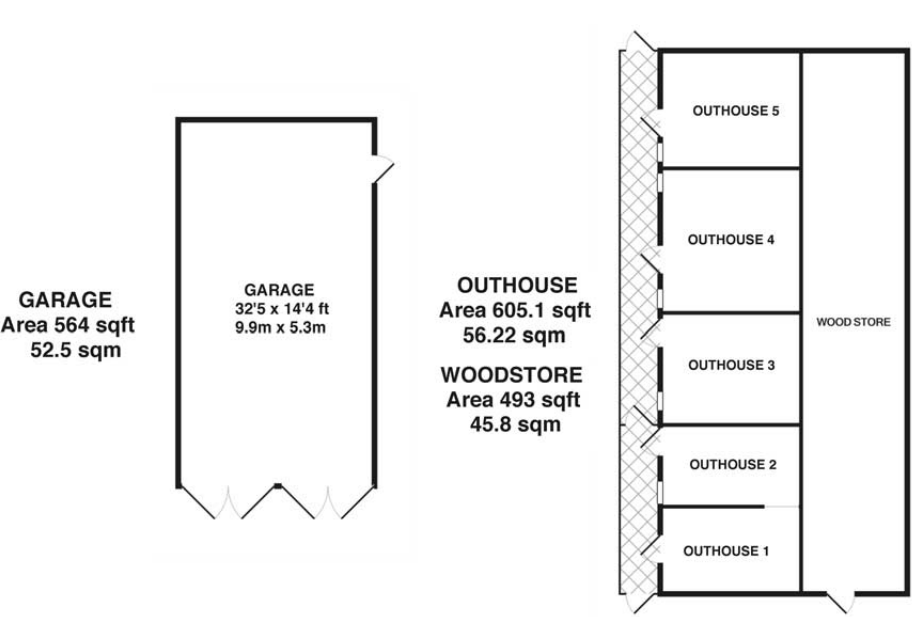
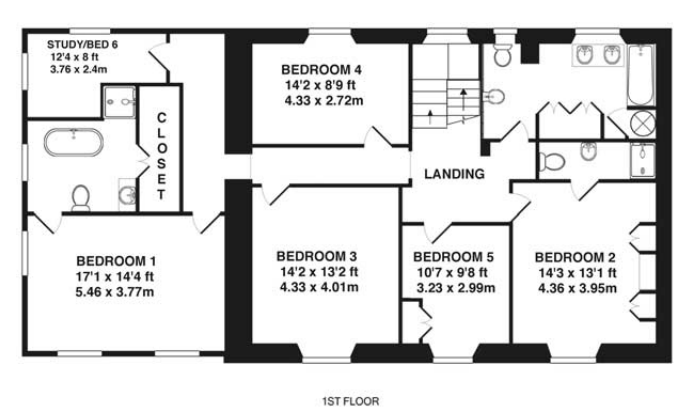
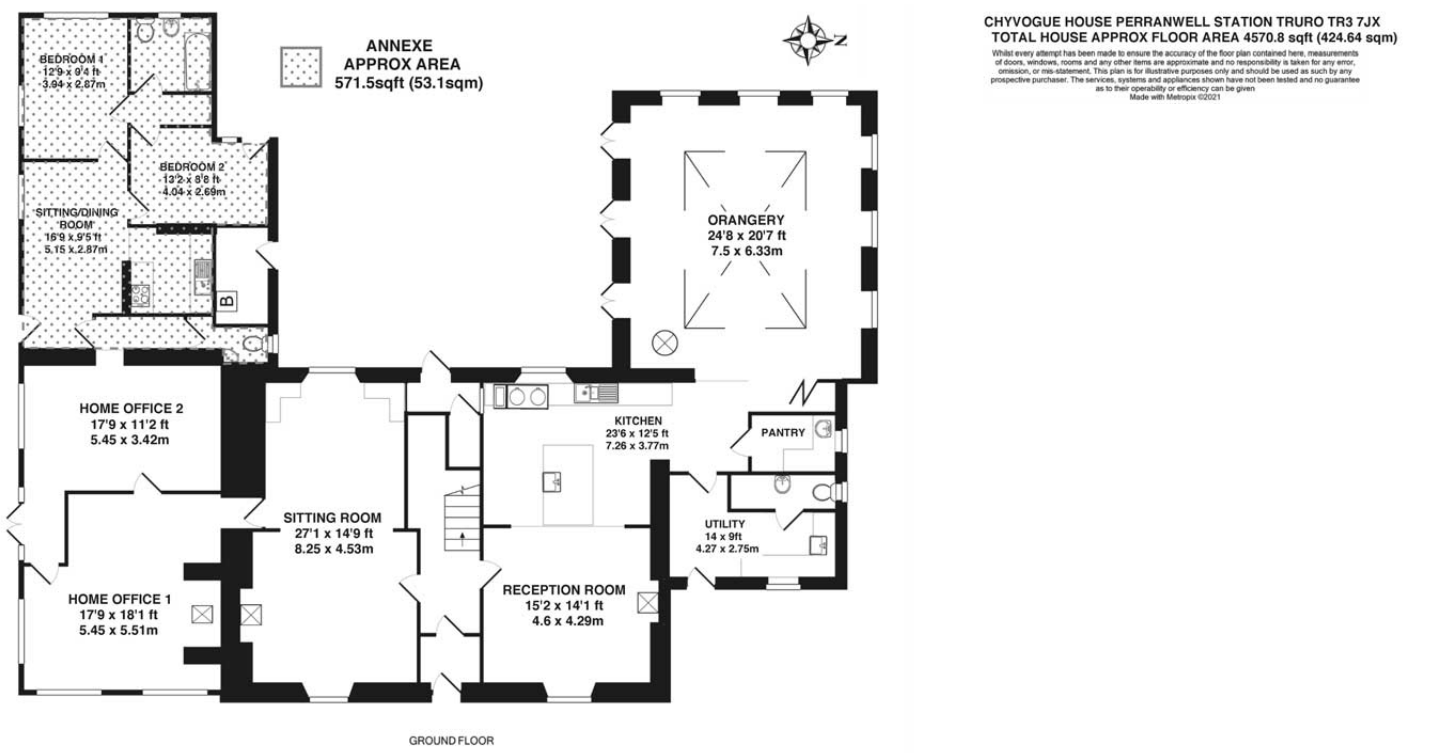
Mains water, electricity and drainage. Oil central heating and superfast broadband.

WHAT3WORDS LOCATION

///passport.tight.inspected

DISTANCES

Truro 6 miles, Falmouth 6 miles, MylorYacht Harbour 7 miles.
(All distances approximate)



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