



- Stunning 5 Bed 1930's Home in Sancreed
- Ground-Source Heat Pumps & Solar Panels
- Extensive Gardens inc Wooded Area
- Feed-In Tariff & Heat Incentives Ongoing
- Many Original 30's Features & Fittings
- Designed by Geoffrey Bazeley, 1935/36
- Blissful & Private Countryside Location
- EPC - B

Description

THE PROPERTY

Around four miles from Penzance, and set in over an acre of secluded grounds, this splendid art-deco residence designed by Geoffrey Bazeley in the mid 1930s is a stunning example of Modern Movement architecture full of original interior details, such as crafted timber panelling, exquisite period light fittings, beautiful bespoke joinery and door furniture befitting of its era.

Lovingly and sensitively preserved, this sensational home offers five bedrooms and two bathrooms across two sweeping storeys; joined together by a stunning central staircase, with a light gallery landing. The principal living room enjoys a southerly aspect and wide open views of the lawned garden and wildflower meadow through the wall of windows that light the dual aspect room. Oak flooring leads you through to a separate dining room, connected by double doors.

Thoughtfully updated for modern living, the kitchen has been reconfigured to offer a generous space for cooking and entertaining, with the original pantry set to one side. A large games room opens onto the gardens, with access from here to the utility room, a single bedroom and the cellar, a former World War II air raid shelter. There is also a study located on the ground floor.

Ascending the beautiful staircase, the formidable landing leads off to four double bedrooms and two bathrooms; each with plenty of in-built cabinetry. Access can be gained from one of the bedrooms to the wide balconies which wrap the rear façade with their classic, curved period railings. Far-reaching views extend across the gardens, woodland belonging to the property, and the surrounding open countryside towards St Michael's Mount.

Wrapping around the property, the garden consists of multiple expansive lawned areas, a meadow area woven with wildflowers and a mature woodland area that in total amounts to a little over an acre. The large garage sits on a sweeping horseshoe-shaped driveway with gates at either end and that provides plentiful parking.

DESIGN & FUNCTION

Modernism as a movement was centred around innovation, both in design and in materials.

Tregannick is an exquisite product of its era, with an undoubtedly impressive exterior form. The current vendors have inherited the love of innovation and further enhanced the form and function of the house to make it as energy efficient as possible.

Tregannick has been significantly upgraded in recent years to incorporate significant roof, floor and external wall



insulation. As a result, the house now has an EPC rating of B.

Heating and hot water are provided by two 9kW EVO Ground Source Heat Pumps, 3.86kW of solar panels are installed on the roof, and many years of Feed in Tariff and Domestic Renewable Heat Incentive payments are still due. The garage contains a 10kWh battery system controlled by a Victron Charger/Inverter. Through the summer, it is used to store excess solar energy from the panels to be used once the sun goes down, while also providing an uninterruptible power supply. When the batteries are full, excess energy is diverted into the immersion heater in the hot water tank.

THE ARCHITECT

Geoffrey Bazeley (1906-1989), born in Penzance into a family of shipowners and traders, studied architecture at Cambridge University and subsequently at the Architectural Association in London. He was first employed as an assistant to G. Grey Wornum on the RIBA building on Portland Place, London W1. Then, in 1933, he began working for the revered Russian-born modernist Serge Chermayeff (who co-designed Britain's most iconic 1930s building, the De La Warr Pavilion), acting as the principal assistant for Shrub's Wood in Chalfont St Giles, Buckinghamshire.

When he was commissioned to build this house, Bazeley returned to Cornwall and set up his own practice there. It was his first major solo commission, and it clearly shows how he had imbibed the lessons of both Serge Chermayeff and his illustrious partner, Eric Mendelsohn.

Location

THE LOCATION

The plot on which this iconic building sits, is not in any way overlooked, and the property can be found off a quiet country road leading from Penzance to Sancreed.

Sancreed is a much sought after, and peaceful hamlet minutes away from Penzance and the reaches of West Cornwall. Nearby is St Just, a vibrant West Cornwall town with many local facilities and shops.

There are some excellent schools nearby, including Mousehole School, Cape Cornwall School, Nancledra School and St Hilary School in Penzance.

There are direct train services from Penzance Station that run to London Paddington in just over five hours. With easy access to the A30, Exeter is two and a half hours by car, while London can be reached in six hours. Newquay airport is an hour away and has regular flights to London as well as many other UK and continental airports.



Ground Floor

Entrance Hall - Tiled floor.

Hallway - Retaining many original features including magnificent timber panelling and imposing oak staircase. Original radiator. Understairs storage cupboard.

Sitting Room - 26' 4" x 14' 2" (8.05m x 4.32m) (at widest point)

Large, light room with three sizeable, powdered aluminium, double glazed period-style windows offering extensive views over the garden and surrounding countryside. Original timber panelling. Large sliding doors out to sun terrace. Oak floor. Cast iron radiator. Sliding doors through to:

Dining Room - 14' 2" x 12' 11" (4.34m x 3.96m) Large powdered aluminium, double glazed, period-style windows offering southerly views across the garden. Oak floor. Cast iron radiator.

Kitchen / Dining - Bespoke range of solid wood base units topped with composite stone worktops including a large island and deep pan drawers. Large fitted cabinet with sliding glazed doors. Stainless steel sink and drainer. Integrated dishwasher, built-in NEFF double ovens, induction hob and proving drawer. Purpose-built space for American-style fridge freezer. Walk-in larder.

Dining space has a cast iron radiator, large inset shelving and two sets of double doors out to garden.

WC - WC and wash basin.

Games Room - Large room with folding sliding doors that open out to the patio terrace. Access to basement / air-raid bunker. Two cast iron radiators. Storage cupboard housing hot water cylinder and offering storage.

Boiler / Utility Room - Space and services for washing machine and tumble dryer alongside a ceramic Belfast sink. Ground source heat pump equipment.

Bedroom - Bedroom with two powdered aluminium, double glazed windows. Vinyl floor. Radiator.

Inner Lobby - Useful space for coats and shoes. High level window. Tiled floor.

WC - WC and wash basin.

Office - Powdered aluminium, double glazed window to garden, timber panelling to walls.

Garage - Large garage space housing battery for solar panels and wall-mounted invertors.

First Floor

Galleried Landing - Original timber panelling. Four powdered aluminium double glazed windows. Oak floor. Radiator.

Bedroom - Large double bedroom with two large built-in storage cupboards. Powdered aluminium, double glazed window enjoying expansive rural views toward Mount's Bay and The Lizard. Oak floor. Radiator.

Bedroom - Double bedroom with powdered aluminium, double glazed window and sliding door out to balcony offering the same blissful views. Two built-in storage cupboards. Wash basin. Oak floor. Radiator.

Bathroom - Original 1930s bath with shower over and chrome shower panel, large wash basin and heated towel rail. Powdered aluminium double glazed window (obscured).

WC - WC. Powdered aluminium double glazed window. Oak floor.

Bedroom - Large double bedroom with powdered aluminium double glazed window and sliding door to balcony. Built-in storage cupboards with sliding doors. Wash basin. Oak floor. Radiator.

Bedroom - Triple aspect double bedroom with two powdered aluminium double glazed windows and a door giving access to the sun terrace adjoining the balcony. Oak floor. Radiator.

Shower Room - Suite comprises of large shower enclosure, low-level WC and wash basin. Powdered aluminium double glazed window. Oak floor. Heated towel rail.

Exterior

Balcony / Terrace - Paved balcony running along the front of the residence is paved with period railings and offering stunning, far-reaching views to Mount's Bay and The Lizard. At one end of the balcony is a corner sun terrace (paved), while at the other is a wall-mounted ladder giving access to the flat roof.

Grounds, inc Wooded Area - Accessed via a horseshoe-shaped gravel driveway, there is a lawned area to the rear of the property with well established shrubs.

To one side of the rear is a further, private lawned area of garden housing two storage sheds and a greenhouse. A wild and colour-packed pathway leads down the fringe of the gardens to the far corner where a raised area of hardstanding houses a garden pod that enjoys fantastic views of the splendid residence and out to Mount's Bay across fields.

The majority of the front garden is laid to lawn with wildflower meadows packed with over 50 different types of wildflower. In the centre of the lawn is a sunken garden/seating area.

At the opposite corner of the lawn is a pathway drawing you in and around a wooded area packed with very well established trees. There is a further storage shed here and the top pathway brings you back to the wildflower meadow at the side of the property leading to the gravel driveway.

AGENTS NOTE - Property Type & Construction: Solid brick, with external insulation | Electric: Mains | Water: Mains | Drainage: Private (Septic tank) | Heating: Ground source heat pump, radiators | Broadband: FTTP | Mobile Coverage: Networks likely available are Vodafone, EE, Three & O2 | Parking: Driveway, plus Garage | Restrictions/Covenants: None | Rights of Way/Easements: None | Flood Risk: No | Coastal Erosion Risk: No | Planning Permission: None | Accessibility/Adaptations: No | Coalfield/Mining Area: Historic tin mining area | AONB/Conservation Area/Listed: No | Local Authority: Cornwall County Council | Property orientation from front: South-East | Viewings - By appointment via Andrew Exelby Estate Agents - 01736 697414

DISCLAIMER:

These sales particulars should act as a general guide. We have not carried out a detailed survey, nor tested services, appliances, and/or specific fittings. Some data above is dependant upon third party suppliers and responses were correct at the time of listing. Measurements and floorplans are a guide and should not be relied upon for carpets, furnishings, etc. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



