

# POLSTRONG MANOR

ROSEWORTHY, CORNWALL







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## ROSEWORTHY, CORNWALL

An exceptional Grade II Listed country house facing south overlooking its extensive gardens and grounds of circa 34 acres. Offering about 7,293sq.ft. of beautifully restored and presented accommodation with 7 bedrooms, 4 principal reception rooms and 3 cottages. One of Cornwall's finest country homes discreetly positioned at the end of its long tree lined driveway and within about a 10 minute drive of Gwithian beach.

**SUMMARY OF ACCOMMODATION**  
In all, about 7,293sq.ft. of accommodation

**POLSTRONG MANOR**  
**Ground Floor** Reception hallway, sitting room, games room, kitchen/dining room, snug, utility room/second kitchen, office, conservatory, 2 cloakrooms/wc's. Cellars.  
**First Floor** Principal bedroom and dressing room, 6 further guest bedrooms, bath/shower rooms, separate wc.

**THE BUTLERS**  
Kitchen/living room, double bedroom, shower room.

**POTTERS**  
Kitchen/living room, bedroom, bath/shower room.

**THE FARRIERS**  
Kitchen/living room, bedroom, en-suite shower room.

**Outside** Indoor swimming pool, workshops, stabling, walled garden, mature gardens, woodland and grounds – a wildlife haven – **In all, about 34 acres.**

Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**  
Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.  
Tel: 01872 273473  
Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)  
[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)







## LOCATION

Polstrong Manor is discreetly situated at the end of its long driveway enjoying an elevated position facing due south over its formal gardens and grounds.

The house is very privately situated about 2 miles to the west of Camborne at Roseworthy and is a few minutes' drive from both Gwithian and Godrevy beaches. The coastal footpath can be joined with ease at these points and the walking is lovely whether to the east or west.

There are numerous beaches and coves – many of which are National Trust owned – with the opportunity for swimming, surfing and other water sports readily available and within striking distance.

For the golfing enthusiast Polstrong is well placed with Tehidy Golf and Country Club about 4 miles away and other courses at Perranporth, Truro, Falmouth, West Cornwall and Mullion, all of which are within a reasonable drive.

The county town of Truro is readily accessible, and this offers a very comprehensive range of business, schooling and commercial facilities and is about 16 miles from the house.

For those wanting to enjoy the south coast and the beautiful day sailing in the Fal Estuary and Carrick Roads the historic seaside town of Falmouth is about 16 miles away and again offers a very decent range of schooling, commercial and other leisure facilities.

Polstrong Manor is very readily accessible with easy access to the A30, linked to the mainline railway station between Paddington and Penzance and is about 29 miles from Cornwall Airport Newquay which has both national and international flights. It is a most convenient location with access to the A30 arterial route, a few minutes' drive away, the mainline Penzance to Paddington line can be joined at Camborne with journey times to London Paddington about 5 hours.

## Gwithian Beach



## DESCRIPTION

Polstrong Manor is a Grade II Listed country home of early 19th Century origin built on a low terrace with full width balustrade and tall sash windows to the front elevation.

The house has a principal driveway of about 500 metres with tall gates and granite piers opening into the formal driveway which runs to the side and front of the house. There is a second driveway with gated access to the cottages.

The house sits in an elevated and very private position with a glorious southerly outlook over its gardens and grounds to the countryside beyond.

Polstrong Manor is an imposing and well proportioned home set under a slate roof entered by a recessed porch of two Doric columns into a superlative entrance some 25' in length.

The house has been meticulously improved and upgraded in the current clients' ownership with each room thoughtfully and meticulously decorated.

The principal reception rooms are to the front of the house to fully enjoy the southerly aspect and garden and countryside views.

To the western side of the reception hallway is the beautiful dual aspect sitting room with windows to the south and west, a large fireplace and ornate cornicing. Behind the sitting room is the games room, the perfect location for a snooker table and both the games room and sitting room have access into the conservatory. The two storey conservatory was originally designed by Silvanus Trevail for J.R. Daniel and has been thoroughly refurbished by the current owners. It faces south and west with a large Jasmine spanning one wall.



As a point of interest Silvanus Trevail was a prominent 19th Century Cornish architect who became the Mayor of Truro and, nationally, President of the architect's professional body, The Society of Architects. Trevail designed around 50 schools throughout the county and also designed hotels including The Headland Hotel at Newquay and Carbis Bay Hotel in Carbis Bay.

To the other side of the main reception hall is a comprehensively refitted kitchen and dining room. The kitchen has been completely refurbished with a comprehensive range of light blue coloured units, large central island and worksurfaces and this opens into the dining area with two large windows facing south over the gardens and fireplace to one side. Additionally, there is a snug, office and further second kitchen to the rear of the house with back stairs to the main landing.

There are two cloakrooms/wc's to the ground floor – one of particular note with original Thomas Crapper wc and wash hand basin.

To the first floor, there is a principal bedroom primarily facing south and west with adjoining dressing room. There are six further bedrooms, three bath/shower rooms and a separate wc.

Each of the bedrooms has been individually, thoughtfully decorated and designed with beautiful wallpapers, colours and fittings.

Unusually for many houses in Cornwall there is an extensive cellar with decent head height and currently loosely divided into two separate rooms and this is accessed externally from the rear of the main house.

To one side of the house and approached either via their own separate driveway off the main drive or to one side of the main house are the three refurbished cottages. Each of these has been comprehensively renovated and refurbished and provide three, one bedroomed cottages each beautifully decorated and appointed and provide income potential and overspill accommodation to the main house.

One of the joys of Polstrong Manor is its gardens and grounds. The house is approached over a long tree lined driveway with the first section opening through the main gateway and leading down to the house. There is a separate gated vehicular access to serve the holiday cottages and this means there is very little disruption to the privacy of the main house when the cottages are in use.

The main driveway opens to the front of the house which has a vast gravelled parking and turning area with plentiful additional parking as required.

The formal gardens are primarily to the front and rear of the house with some very mature tree and shrub borders providing both privacy and interest with formal lawns to the front from which to enjoy the southerly aspect and admire the views out over the wooded grounds.

To the easterly side of the house is the enclosed walled garden which houses the detached pool house and swimming pool. To one side and on the upper tier of the walled garden is a greenhouse and potting shed with the gardens on two tiers within the walls.

On the eastern boundary there is an original track which runs down the boundary abutting the stable block to one side and gently leading down the hill to the main body of the gardens.

The stable block is of a good size with loose boxes, saddle and feed store and additional storage space. The main body of the gardens are a mature, private wildlife haven of numerous mature trees and shrubs.

This is truly a wildlife haven with deer, badgers, numerous birds and other wildlife can be seen throughout the grounds.

**The total grounds and gardens extend to about 34 acres.**







## THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

Cut granite steps to pillared covered entrance, oversized door with glazed panels opening into:-

**IMPOSING AND HIGH CEILINGED ENTRANCE HALL – 26'9" x 10'4"** With 12' high ceilings, Trevarno oak flooring, corning, moulded architraves, shutters, fireplace with stone hearth and ornate timber carved surround. Beautiful outlook to the front over the gardens and countryside beyond, large picture window to the rear.

**CLOAK ROOM / WC** Wash hand basin, radiator, half height timber panelling and obscure glazed sash window to the rear. Doorway through to:-

**WC** Low level wc, wall mounted cistern, obscure glazed window to the rear.

**SITTING ROOM – 22' x 18'** A glorious principal reception room with 12' high ceilings with large windows facing south and west over the gardens to the front and side. Fireplace in marble surround and tiled hearth, ornate corning and ceiling rose. Doorway through into conservatory. Shuttered windows, timber panelled floor.

From the main hallway:-

**GAMES ROOM – 27'5" x 20'3"** A dual aspect room with windows overlooking the rear. Double doors into the conservatory and further windows to the side garden with ornate carved cornice, part timber panelled walls, fireplace with tiled hearth and surround.

**CONSERVATORY – 26'6" x 20'5"** A recently beautifully restored conservatory with windows overlooking the gardens to the south and west enjoying the delightful far reaching country views. Woodburning stove, vast Jasmine. Ornate tiled floor.

From the main reception hallway, doorway through into:-

**INNER HALLWAY** Turning staircase to the first floor to one side.

**SNUG – 13'9" x 12'7"** Large sash window to the front with shutters enjoying the southerly outlook and rural views. Fireplace with tiled hearth and ornate carved timber surround, picture rail, cornice, fitted inset cupboard.

**CLOAK ROOM / WC** With original Thomas Crapper & Company wc and wall mounted wash hand basin, part timber panelled walls, window to the rear, ornate tiled floor.

**REAR LOBBY** Storage cupboard, doorway to outside. Cupboard housing fusebox.

From the inner hallway, doorway opening into:-

**DINING ROOM – 20'9" x 13'10"** A delightful dining and entertaining space with two large sash windows with shutters taking full advantage of the aspect and views over the gardens and countryside beyond. Timber panelled floor, fireplace with marble surround, built-in drinks cabinet and bar area, part timber panelled walls, ornate ceiling. Opening through into the:-

**KITCHEN – 21'3" x 13'9"** An exquisitely and recently replaced kitchen with light blue fronted units with complementary worksurfaces, inset Carron Phoenix double bowl sink unit and mixer tap over, four oven white oil fired Aga in carved timber surround, large breakfast bar with plentiful cupboard and storage space and timber worksurface, fitted Bosh dishwasher and inset fridge/freezer. Slate flagged floor, sash window overlooking the rear and a glorious outlook through the dining room to the countryside beyond. Doorway through to:-

**BACK KITCHEN / UTILITY – 20'3" x 11'** Two windows overlooking the side gardens, rear stairway to landing, slate flagged floor, exposed stone wall, fitted worksurfaces, sink unit, plumbing for automatic washing machine.

**OFFICE – 10'9" x 10'6"** A dual aspect room with windows to the front and side overlooking the gardens.





## FIRST FLOOR

From the hallway, the principal turning staircase with large window to the rear opens up to a split landing.

**PRINCIPAL BEDROOM – 21'9" x 17'9"** A dual aspect room with two windows facing to the west and one facing to the south overlooking the gardens and grounds and countryside beyond. Fireplace in marble surround, half height panelling, ceiling rose and coving, timber panelled floor.

**DRESSING ROOM – 12' x 7'10"** Fitted wardrobes with hanging and shelving space, window facing south to the front.

**GUEST BEDROOM – 22'7" x 13'10"** Two large sash windows to the southerly aspect at the front with window seat with storage and enjoying the views. Ornate coving.

**CLOAK ROOM / WC** Wc, wall mounted wash hand basin, window to the rear, part timber clad walls, access to loft space.

**BATHROOM** Freestanding bath, large walk-in shower, wash hand basin, radiator and towel rail, cupboard, window to the rear.

**BEDROOM 3 – 20'7" x 14'9"** A dual aspect room with windows to each side, part timber clad walls, fireplace in ceramic tiled surround with carved wooden surround, ornate coving.

**BEDROOM 4 – 16'2" x 12'4"** Large sash window with outlook to the side, picture rail, ornate coving, fire grate in carved surround.

**BATHROOM** Freestanding bath with ball and claw feet, low level wc, pedestal wash hand basin, radiator and towel rail, window to the rear.

**BEDROOM 5 – 16'4" x 11'2"** Ornate coving, fireplace with carved surround, window overlooking the rear, cupboard.

**BEDROOM 6 – 13'10" x 11'6"** Sash window to the front facing south and taking in the views, fireplace, picture rail, ornate cornice.

**BEDROOM 7 – 10'10" x 10'7"** Part panelled walls, sash window facing south with views over the garden and countryside.

**LINEN ROOM** Housing the hot water tank and system. Window to the side, cornice.

**SHOWER ROOM / WC** Large walk-in shower, low level wc, pedestal wash hand basin, fitted cupboards, window to the side, radiator and towel rail.













## THE FARRIERS

Double glazed entrance door with side panels.

**LIVING ROOM / KITCHEN – 20'9" x 15'** A beautiful room with vaulted ceiling, kitchen area with a range of base and eye level units, complementary worksurfaces, single bowl sink unit with mixer tap over, Samsung oven with gas hob and extractor over, fridge, plumbing for automatic washing machine and fitted dishwasher. Double doors open into the:-

**BEDROOM – 19'9" x 14'10"** A superlative bedroom with vaulted ceilings, windows to the front and rear, cupboard housing the central heating boiler and hot water tank, exposed stone double doors into:-

**SHOWER ROOM / WC** An exquisitely presented oversized his and hers walk-in shower, tiled floor and walls, wash hand basin, low level wc in vanity unit, heated towel rail, ceiling spotlights and extractor.



## THE POTTERS

Double doors with glazed side panels into:-

**LIVING ROOM / KITCHEN – 20'5" x 15'1"** narrowing to 11'4" With part vaulted ceiling and ceiling lights. Kitchen with a range of base and eye level units, Samsung oven, gas hob and extractor over, single bowl sink unit, plumbing for washing machine, fitted dishwasher. Doorway through to:-

**BEDROOM – 16'3" x 14'6"** plus corridor area With part vaulted ceiling, window to the front, large utility cupboard housing hot water tank and boiler.

**EN-SUITE BATHROOM** Of a particularly generous size with large bath with ball and claw feet, walk-in shower, low level wc, pedestal wash hand basin, heated towel rail, frosted glazed window to the front.





### THE BUTLERS

Double doors with glazed side panels opening into the:-

**LIVING ROOM / KITCHEN – 16’9” x 15’** With high ceilings, exposed stonework and views to the front. Kitchen with fitted units, Samsung oven and Samsung hob with extractor over, single bowl sink unit with mixer taps, fitted fridge. Doorway through to:-

**BEDROOM – 12’1” x 10’6”** Large picture windows to the front.

**EN-SUITE SHOWER ROOM** With high ceilings, large walk-in shower, low level wc, pedestal wash hand basin, ceiling spotlights, heated towel rail.

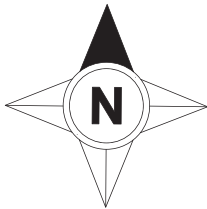
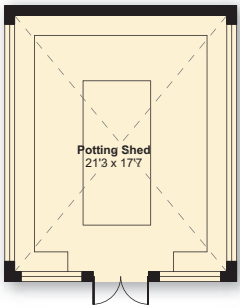
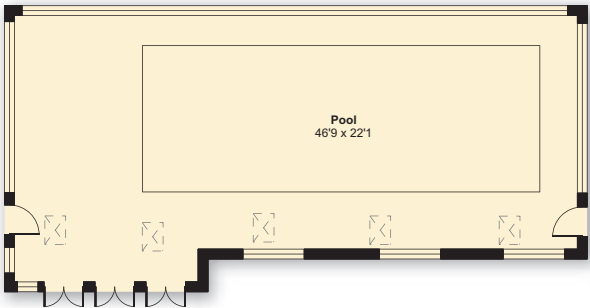
## POLSTRONG MANOR ROSEWORTHY, CORNWALL

**Approximate Area** = 7248 sq ft / 673.3 sq m

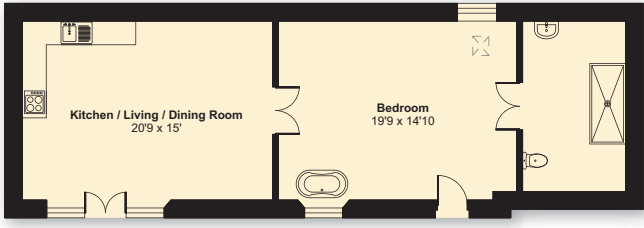
**Outbuildings** = 3773 sq ft / 350.5 sq m

**Total** = 11021 sq ft / 1023.8 sq m

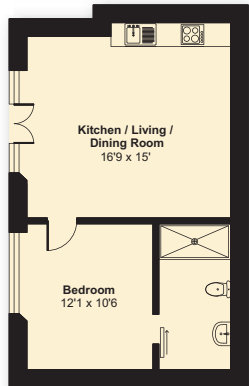
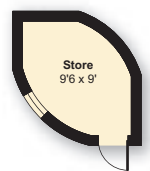
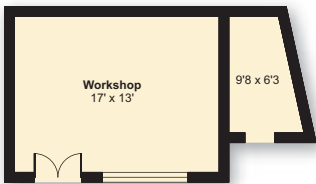
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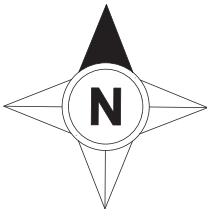
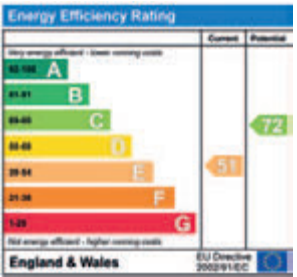
POTTERS



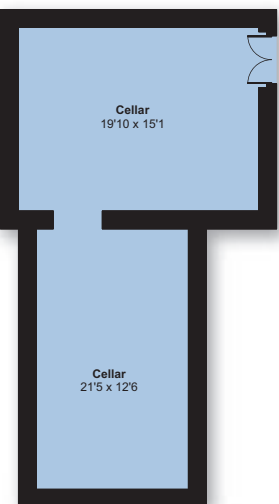
THE FARRIERS



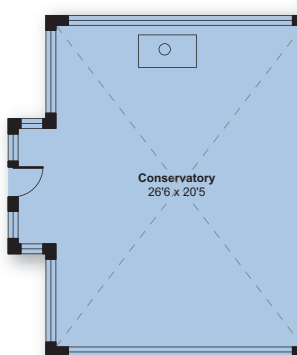
THE BUTLERS



FIRST FLOOR



CELLAR



GROUND FLOOR





## OUTSIDE

The house is approached along its owned tree lined driveway with the principal gate winding down through some lovely mature gardens and grounds to the front of the house. The main driveway also continues to a second driveway which is to the rear of the house with a gated access opening onto the courtyard in front of the cottages.

To the rear of the house is a long retaining wall and there are some very mature evergreen trees and shrubs with pathways meandering through this area.

To the front of the house is a broad parking and turning area with lawns and bed and borders.

The main body of the mature gardens and grounds are to the front of the house with tracks and pathways leading gently down through the grounds.

The gardens are an absolute wildlife haven with mature, unspoilt areas.

Regular visitors include deer and badger, many birds and the area is an absolute delight.

To the rear of the house there is a **LARGE WORKSHOP (17' x 13')** with double doors and window to the front. Will originally have been a two storey building. Further outside **STORAGE BUILDING (12' x 7'2")**.

**CELLAR** Approached from the outside to the rear of the house and comprising two large rooms with generous head height, power and light connected.

**LOG STORE** Attached to the first workshop.

**POOL ROOM – 46'9" x 22'1"** Swimming housed in a building at the top of the walled garden. The pool itself is 30' x 12' with pool cover. Housed in a detached building with power and light, windows to three sides and doorways that open out and overlook the walled garden. To one side of the pool is a detached building containing the controls for the pool including the oil fired boiler for heating. To the front and one side of the pool on the terrace is a:-

**POTTING GREENHOUSE – 21'3" x 17'7"** With bedding areas and a lovely outlook over the walled garden.







## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR14 0QA.

**SERVICES** Mains water, electricity, private drainage, oil fired radiator heating to the main house, underfloor heating to the barns.

**COUNCIL TAX BAND F**  
(see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceed in a westerly direction from Truro along the A30 taking the Camborne West turning and at the top of the slip road staying in the right hand lane turn left. At the roundabout after about 50 yards take the right hand turn signposted Connor Downs and Kehelland on Roseworthy Hill. Continue along this road passing Polstrong Feedstore on the right hand side and almost immediately after the turning to Penponds on the left hand side there is a driveway on the left hand side between East Lodge

and West Lodge which is the driveway leading down to Polstrong Manor.

**AGENT'S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT'S NOTE 2** The exact legal boundaries of the Property including any water courses should be verified by the buyer or the buyers' professional advisers once they have seen the legal title and plans.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.  
**NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**







**THE CORNWALL ESTATE AGENT**

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | **01872 273473** | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)