

RIVENDELL

Treloyhan Manor Drive, Treloyhan, St Ives, Cornwall





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For sale for the first time ever since construction circa 1990.

In one of the districts finest locations standing above and with long frontage to Hain Walk between Carbis Bay and Porthminster beaches; a hugely adaptable contemporary detached house of circa 4,000sq.ft. with potential for multi-generational living, commanding fabulous views across St Ives Bay, set in extremely private and quite magnificent, established landscaped gardens of about 1.3 acres.

SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, kitchen, breakfast conservatory, living/dining room, lounge, garden conservatory, additional kitchen/breakfast room, sitting room, utility room, hall, shower room, 2 additional wcs.

First Floor Landings off each of the two staircases, principal bedroom en-suite (currently with kitchen to rear), 5 further bedrooms (3 en-suite).

Second Floor Landing, 2 further bedrooms (1 en-suite).

2 bedroomed decagon shaped timber garden cottage.

Outside Long driveway, open treelined lawns, orchard and small copse, outbuildings.

In all, about 1.3 acres.

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

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

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LOCATION

Rivendell stands back hidden from sight within its beautiful grounds, approached off Treloyhan Manor Drive – a private drive leading along to Treloyhan Manor – a coastal mansion set in acres of grounds. The residential road of Hain Walk creates the long frontage to the eastern boundary behind high hedging with discreet gates allowing access onto this quiet and picturesque route which in one direction leads to Carbis Bay beach and in the other down to Portminster beach, with each of them being less than 10 minutes' walk away. A further 10 minutes' walk leads to St Ives harbour, an interesting and very active year round location with fishing boats nestling behind the harbour walls overlooked by many cafés and restaurants. Galleries and boutique shops line the cobbled streets behind, leading past former fisherman's cottages to the Tate St Ives gallery and Porthmeor beach, arguably Cornwall's finest surfing destination.

Both St Ives and Carbis Bay railway stations are within walking distance providing a scenic journey along the coastline before linking to the main Penzance to Paddington line with total journey time to London being around 5½ hours. The property is easily reached by road without entering any of the narrow streets around St Ives and it of course has access both from Treloyhan Manor Drive down its principal driveway and also from Hain Walk.

There are fine golf courses nearby at Lelant and just across the road at Tregenna Castle and innumerable beautiful sandy beaches wrapping around St Ives Bay. The area is strewn with superb countryside and scenic coastal walks along the unbroken South West Coast Path, descending from clifftops into unspoilt coves. The artistic community favour St Ives for its clarity of light, the stunning scenery and azure waters, all of which can be appreciated from Rivendell.



DESCRIPTION

Rivendell is one of the most discreetly located houses anywhere in St Ives, standing in about 1.3 acres of beautiful mature grounds fringed with its own trees yet completely open to the east allowing magnificent uninterrupted views across St Ives Bay. This ever changing outlook stretches across the azure waters to the golden sands of Carbis Bay, Porthkidney, Hayle, Mexico and Gwithian beaches along with the mouth of the Hayle Estuary, backed by sand dunes with the views then continuing on for many miles over countryside. The outlook is ever prevalent in the house and around the grounds.

A very long driveway entrance completely hides Rivendell and arrives at a generous parking and turning area with an outbuilding to echoing stabling to one side. Tucked amongst the trees is a decagon shaped two bedroom timber cottage ideal for generating a holiday letting income or as overflow accommodation.

Much of the rest of the grounds are open lawns with a huge circular terrace set in front of the house looking down over the swathe of green to the sea beyond. The lower part of the garden has a small orchard and copse framing the lawn with about 260ft of frontage and double gates opening onto Hain Walk, arguably St Ives' most revered address which also forms part of the link between Porthminster and Carbis Bay beaches.

The house was constructed for our client and completed around 1990 then further extended with a three storey south wing in a semi octagonal style. The original body of the house has a reception hall, two large reception rooms, kitchen and two conservatories with a grand landing at first floor giving access to four excellent bedrooms and two bathrooms. More recently our client has utilised the first floor as a self-contained apartment by installing a kitchen in what would most likely have been a dressing area. To change this back to purely a huge bedroom suite and relink the ground and first floors via what was originally a pair of double doors from the reception hall into the living/dining room, would seem to be a relatively simple process as the alterations were always made with the intention of reversion in due course. Ultimately minimal effort is required to restore Rivendell to its original grand four bedroomed layout.

The addition of the south wing which also extends slightly behind the original house to the west, has effectively created a totally self-contained four bedroomed annexe which has proved to be ideal as beautifully appointed and generous accommodation for visiting family. There are of course many other possible ways of configuring or using the spaces which combined creates one large house of circa 4,000sq.ft.

Opportunities to purchase a home in what is regarded as one of Cornwall's most sought after addresses is extremely rare, especially on the open market. Rivendell occupies one of the most prime positions, in what must surely be one of, if not the largest grounds of any home in the area and we would strongly recommend a viewing to appreciate this sizeable home and its magnificent setting.



THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Under a canopied porch the front door opens to:-

RECEPTION HALL Herringbone laid woodblock flooring, currently concealed double doorway to the living/dining room, door to the kitchen and breakfast conservatory, staircase to the first floor and door to:-

LAUNDRY Space and plumbing for washing machine with worktop over. White cantilevered wash basin with chrome mixer tap. Obscured window.

KITCHEN – 12'2" x 10' Lavender purple coloured mains gas fired Aga, additional pale green enamelled Smeg five burner mains gas hob with extractor hood over. Range of decoratively painted kitchen units under green tiled worktops with a stainless steel 1½ bowl sink and drainer with chrome mixer tap over. Window to the front, tiled splashback, space for a dishwasher. Door to a walk-in pantry. Half glazed door to the living/dining room and a broad archway to:-

BREAKFAST CONSERVATORY – 15'10" x 11'3" Effectively a flowing continuation of the kitchen with extensive glazing on four elevations and polycarbonate monopitch roof. Views over the gardens to the sea. Additional fitted units, tiled countertops and a white ceramic Belfast sink with period style mixer tap. Half glazed door to the front under a large porch.



LIVING / DINING ROOM – 29'8" x 13'6" Dual aspect including a broad window to the side and two sets of patio doors looking out beyond the gardens to the sea and beaches with one of them opening into the garden conservatory. Parquet flooring, double doors to a fitted store, door to a shower room/wc, pair of internal half glazed doors to the lounge.

GARDEN CONSERVATORY – 12'6" x 11'1" High vaulted ceiling with polycarbonate roof, semi octagonal design fully glazed on all sides. Pair of glazed doors to the garden, tiled floor, exceptional views.

SHOWER ROOM / WC Curving glazed screened shower enclosure with gold tiled walls and Mira Jump electric shower. Modern white wc and wash basin with chrome taps set over a white drawer unit. Access to understairs storage.

LOUNGE – 21'8" x 14' reducing to 9'8" Dual aspect of two sets of patio doors opening to brick laid terraces overlooking the gardens and the sea. Beautiful broad period marble fireplace with inset woodburning stove. Door to the south wing and further door to:-

WC White wc, white wash basin.



FIRST FLOOR

LANDING – 22' x 11' max Galleried over the broad turning staircase with half landing. Tall arched window at half landing height and further window to the front. Access to loft space. Doors to:-

PRINCIPAL BEDROOM (currently kitchen/reception room) – 26'1" x 15' reducing to 9'10" Windows on all four elevations including a broad window with sensational sea and beach views. Tiled floored kitchen area with high gloss cream fronted units under roll edged wood effect worktops with a stainless steel sink and drainer and chrome mixer tap. Tiled splashbacks, concealed integrated dishwasher, fridge and freezer. Integrated electric oven/grill and separate microwave. Four plate ceramic hob with filter hood over. Cupboard housing the hot water cylinder. Door to:-

EN-SUITE BATHROOM Dual aspect of obscured windows. Contemporary white suite including a shaped panel bath with chrome mixer tap and wall mounted chrome mixer shower over. Pedestal wash basin with chrome mixer tap, matching bidet and wc.

BEDROOM 2 – 13'2" x 11'9" Dual aspect of broad windows overlooking the grounds, sea and beaches. Deep recessed store. Door to:-

EN-SUITE SHOWER ROOM Glazed screened shower enclosure with a Mira Sport shower, white wash basin, white wc. Window facing the views, striplight with electric shaver socket over the wash basin, tiled floor.

BEDROOM 3 – 10'6" x 8'7" Broad window facing the views, recessed wardrobe.

BEDROOM 4 – 11'9" reducing to 10'6" x 8'6" Window to the side, recessed wardrobe.



SOUTH WING

GROUND FLOOR

KITCHEN / DINING ROOM – 19'4" x 12'3" Dual aspect of windows to the front and side plus a Velux roof window in an area of vaulted ceiling. Door to the front, chequerboard tiled floor. High gloss white and mirror fronted range of kitchen units under polished black granite worktops with black tiled splashbacks. Stainless steel sink with chrome mixer tap. Rangemaster range cooker with five gas hobs and filter hood over. Door to the hall and glazed double doors to:-

UTILITY ROOM With space and plumbing for a washing machine and tumble dryer, mains gas fired boiler, cupboard housing the pressurised hot water cylinder and white ceramic sink.

HALL Staircase to the first floor, lobby area with window to the side and half glazed door opening to a terrace and garden. Door to:-

SITTING ROOM – 19'4" x 14'6" max Of semi octagonal design with four pairs of glazed French doors opening to the garden and with a view to the sea. Additional obscured window to the front, white painted period style cast iron radiators.

WC White wc, white wash basin.

FIRST FLOOR

LANDING Continuation of the staircase to the second floor, arched window facing the views. Doors to:-

BEDROOM 5 – 19'4" x 14'6" Semi octagonal shape, three arched windows overlooking the gardens and a pair of glazed doors opening to a balcony facing the views. Door to:-

EN-SUITE BATHROOM White P-shaped panel bath with chrome mixer tap and mixer shower over. Contemporary white wc and white wash basin with chrome mixer tap. Chrome heated towel rail, obscured window to the front.

BEDROOM 6 – 12'3" x 10'10" max Broad window to the front. This bedroom suite is approached through its own private lobby from where there would be the potential to connect with the first floor of the rest of the house. Door from the lobby to:-

EN-SUITE BATHROOM Short white panel bath with chrome mixer tap and handheld shower. Glazed shower screen and Mira Sport shower over the bath. White wc, white pedestal wash basin with chrome mixer tap. Chrome heated towel rail, obscured window.

SECOND FLOOR

LANDING Arched window facing the views. Doors to:-

BEDROOM 7 – 19' x 13'9" max Mansard style walls and semi octagonal shape. Roof window, Velux window in one of the mansard walls and pair of glazed doors opening to a balcony facing the views. Door to a walk-in wardrobe.

BEDROOM 8 – 12'3" x 10' Roof window and additional window in a mansard section of the wall looking across the rooftop towards the views. Fitted desk and storage. Door to the loft space in the original part of the house. Additional door to:-

EN-SUITE SHOWER ROOM Walk-in tiled shower enclosure with chrome mixer shower. White wc and white wash basin with chrome mixer tap set over a cabinet. Arrow slit window to the front, extractor fan.



BEACH RETREAT HOLIDAY COTTAGE

KITCHEN / LIVING ROOM – 18'4" x 9'1" max Angled walls with two windows and a pair of glazed doors opening to the deck with a view to the sea through trees. Exposed wood floor, painted wood walls, supporting natural wood column reaching up to the central point of the roof. Kitchen area including a freestanding cooker, space for a fridge and microwave, white Belfast sink with chrome taps, various shelves and cupboards and a mains gas fired boiler. Small hall off the main room with three doors to:-

BEDROOM 1 – 9'6" x 8'6" Window to the side, angled painted wood walls and painted wood vaulted ceiling, recessed hanging rail and shelving.

BEDROOM 2 – 7'8" x 5'9" average Angled painted wood walls, window, painted wood vaulted ceiling.

BATHROOM Small shower bath with seat and Mira Advance shower over. White wc, white wash basin with chrome mixer tap. Angled painted wood walls and ceiling. White heated towel rail, obscured window, extractor fan.

Around the outside of Beach Retreat is an angled deck with balustrade from where there are views to the sea through the trees. This property enjoys privacy from the main house behind significant trees.



OUTSIDE

Rivendell is approached down a very long driveway, initially giving access to one other smaller property before very privately continuing into the grounds of Rivendell. Beside the principal parking area is an L-shaped building constructed in the style of stables with two stable doors to workshops and stores with power, light, drainage and water laid on including an outdoor tap and lighting. Beyond this a path leads down to the holiday cottage Beach Retreat described earlier in the sales particulars.

The original front door of the property is now less commonly used with the courtyard in front of it now providing a sheltered haven for all manner of interesting plants including a tree fern, fig and echiums. From here doors enter into the main reception hall and into the kitchen/dining room in the south wing.

To the sea facing side of Rivendell are broad open lawns on two levels with shaped brick laid patios around the house and a huge circular paved patio set into the lawn facing straight out across the sea to beaches and sand dunes beyond. Large mature fir and

pine trees line the edges of the lawn which then extends around to the southern side of the house. More discreet areas are found behind long established shrub beds and there is also a concealed garden enjoying a southerly aspect and shelter that would be ideal for growing home produce or cut flowers.

A flight of steps connects the two levels of lawn with the lower lawn initially being open before turning into a deciduous tree copse to the north and a fruit orchard to the south from where double gates open onto Hain Walk, one of Cornwall’s most highly regarded residential roads to which Rivendell has a great degree of privacy along its 260ft of frontage. Please note that there is a covenant over Rivendell in favour of Treloyhan Manor limiting it to one dwelling only, however another dwelling has already been created within the original grounds of Rivendell with a monetary contribution paid previously to Treloyhan Manor to allow this.

In all, about 1.3 acres.

RIVENDELL
TRELOYHAN MANOR DRIVE, TRELOYHAN, ST IVES, CORNWALL

Approximate Area = 3910 sq ft / 363.2 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Outbuildings = 581 sq ft / 53.9 sq m
Total = 4618 sq ft / 429 sq m
For identification only - Not to scale



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 TR26 2DW.

SERVICES Mains water, electricity. Private drainage. Mains gas fired boiler providing domestic hot water and central heating via radiators.

COUNCIL TAX BAND G
(see www.mycounciltax.org.uk).

DIRECTIONS From Carbis Bay proceed towards St Ives turning right shortly after The Cornish Arms into Treloyhan Park Road, then turning immediately left into Treloyhan Manor Drive. The discreet driveway entrance to Rivendell is immediately after the third property on the right hand side (Villeneuve). Proceed all the way down the drive to the house.

AGENT'S NOTE 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.

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.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	78
81-91		
69-80		
55-68		
39-54		
21-38	F	72
1-20		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





THE CORNWALL ESTATE AGENT

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