



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9291

Guide £1,195,000

The Italian Pavilion and Annexe,
Tehidy Park, Tehidy, Camborne, Cornwall, TR14 0TH

FREEHOLD



An incredible opportunity to acquire a home of immense stature and wonderful proportions within this exclusive 42 acre private country estate, the major section of the Grade II Listed Neo-Palladian manor house combines the 5 double bedroom Italian Pavilion with a fantastic, recently refurbished and remodelled 2 double bedroomed self-contained annexe plus garage, plentiful parking and fabulous private entertaining terrace. Ready for immediate occupation, an exceptional home which needs to be seen first hand to be fully appreciated.





SUMMARY OF ACCOMMODATION

THE ITALIAN PAVILION – Circa 4,022sq.ft.

Ground Floor: entrance hall, Bedroom 5 with en-suite shower room, galleried triple aspect main reception room (52'9" x 24'10"), inner hall, Bedroom 4 with en-suite bathroom, kitchen/breakfast room, utility room, sitting room.

First Floor: Principal bedroom suite (30'1" x 19'6") with en-suite shower room. 2 further double bedrooms, family shower room.

THE ANNEXE – Circa 1,495sq.ft.

Ground Floor: open-plan kitchen/dining room/reception room (34'11" x 16'9").

First Floor: Principal bedroom with en-suite bathroom room. Guest bedroom with en-suite shower room.

Outside: huge entertaining terrace (82' x 45') overlooking a sunken garden and surrounding countryside. Parking for numerous vehicles in a gravelled parking area, attached single garage. Additional parking area for annexe. Extensive cellar and undercroft area.

DESCRIPTION

The availability of The Italian Pavilion and Annexe represents an opportunity quite unlike any other house for sale currently in Cornwall and perhaps in the South West of England. The house and annexe are the major section of this Grade II Listed Neo-Palladian former country mansion with a size and stature which cannot fail to impress. With beautiful limestone exteriors set against the backdrop of the beautiful historic 42 acre private Tehidy Park Estate which was once home to the famous Basset Family (regularly referred to in the recent BBC Poldark series). The current owners historically owned both The Italian Pavilion and the adjacent West Villa and during the comprehensive refurbishing and remodelling of West Villa separated off a significant circa 1,500sq.ft. section to add it as a self-contained annexe wing to The Italian Pavilion, ideal for guests or dependent relatives, etc.

The Italian Pavilion itself enjoys a wonderful bright southerly aspect with views over a well manicured lawn to mature deciduous woodland beyond. The entrance porch opens into one of the most magnificent reception rooms imaginable some 52' x 24' with the majority of this vast living space double volume with incredible full height windows giving this entertaining space a magnificent light and airy feel. A turning staircase ascends to a galleried first



floor landing. The room has space for easy chairs, sofas, a grand piano and a formal dining area plus a more comfortable cosy sitting area on the far side with doors out onto an entertaining terrace. An inner hall links to a large family sized kitchen/breakfast room with fantastic central island unit and space for a ten seater dining table. There is a useful utility room/laundry and a door to a secondary sitting room with a fantastic lantern style skylight and three sets of French double doors all leading out onto the entertaining terrace. Completing the ground floor are two large double bedrooms both with en-suite shower rooms. On the first floor there are three double bedrooms and two bath/shower rooms, the principal bedroom of vast proportions (30' x 19') with barrelled ceiling and ornately painted mural on all sides with an impressive twelve panel glass pyramid style skylight. We understand this room was the former billiards room in the original manor house.

Adjacent to The Italian Pavilion with its own separate pedestrian and vehicular entrance is The Annexe. In recent years this has undergone a comprehensive schedule of refurbishment and remodelling and now presents in great order and is perfect for overflow accommodation, guests or for a dependent relative. On the ground floor there is a large open-plan kitchen/dining room/reception room with doors onto the entertaining terrace. On the first floor the principal bedroom is a large double with its own well appointed en-suite bathroom, the guest bedroom, also a decent sized double, has a well appointed shower room. On the ground floor steps descend to an access door into a vast cellar/undercroft area which lies predominantly underneath the entertaining terrace. The current owners have obtained planning permission (under application number PA16/12062) to convert the cellars to create an indoor swimming pool, cinema room and gymnasium. However, even unconverted they provide very useful additional storage rooms.

The property is approached off a discreet gravelled driveway which runs to the rear of the main mansion house culminating in a gravelled parking area for numerous vehicles. In addition, there is parking and garage just to the west of the annexe. The main private entertaining space is the raised terrace with stone balustrade and steps leading down to the gardens. The terrace overlooks the beautiful Sunken Italianate Garden which is for the use of all residents and maintained by the Management Company. The entertaining terrace enjoys a bright south east aspect with the large level lawn below enjoying a southerly aspect and basking in the sunshine from early morning to late evening.

All in all an incredible opportunity to acquire a unique and highly versatile house plus annexe with stately proportions in a wonderful private environment, part of a 42 acre historic estate less than 2 miles from Cornwall's north coast. Viewing wholeheartedly recommended by the vendor's sole agents to avoid disappointment.

HISTORY

Tehidy Park dates back more than 700 years and for most of that time was the home of the Basset Family, a well known local land owning and tin mining family. By 1330, a significant building existed following the granting of a building licence to William Basset. This property was torn down by a group of Cornish rebels during the 1497 uprising.

More than 200 years later in 1734 work on the large mansion was started by John Pendarves Basset, through prior to that a Tudor mansion house had been built on the same site. The architect of the new mansion and two lodges was William Burn of Piccadilly. The last of the Basset Family vacated the mansion in 1915.

In 1916 the estate was sold, so drawing to a close seven centuries of family rule. By 1917 the bulk of the estate had been purchased by a London syndicate who offered the mansion with its 250 acres of land for use as a hospital.

The Cornwall Committee of the Patriotic Fund persuaded Cornwall County Council to accept and maintain the building. It remained in use as a hospital until sold to The Raven Group who undertook the restoration and development of Tehidy Country Park and it has been in private ownership since then.



LOCATION

Tehidy Park is a prestigious 42 acre private estate encapsulating 52 different homes, some, The Italian Pavilion and Annexe included, created from the impressive main mansion house and its outbuildings, some also tastefully and recently built within the parkland grounds. The private estate abuts the Tehidy Park Golf Course and Tehidy Country Club which is a fabulous, parkland golf course with an active membership. Within a 15 minute walk through surrounding woodland there is access to the South West Coastal Footpath connecting some stunning clifftop scenery to a multitude of beaches and coastal villages in either direction. Abutting the estate is Tehidy Woods, a well known walking and cycling area that is open to the public, giving further beautiful surroundings to enjoy.

Well away from main roads and traffic, Tehidy Park is nonetheless immensely accessible to the A30 expressway which provides rapid and easy access around and out of the county with the M5 at Exeter at one end and Penzance/St Ives at the other. The cathedral city of Truro is approximately 15 miles (20 minutes) away and is the county's educational, commercial and retaining centre providing an excellent range of facilities including private and secondary schooling, national and local retailers, many restaurants and bars, the main hospital at Treリス and leisure facilities including the Hall for Cornwall, the county's major music and theatre venue.

Mainline railway services are available from Truro to London Paddington with a journey time of approximately 4½ hours and there are regular flights to a growing range of national and international destinations at the nearby Cornwall Airport Newquay.

Magnificent beaches such as Gwithian/Godrevy to the west and Porthtowan and Perranporth to the east are all within a few minutes' drive of Tehidy Park; the creeks of the south Cornish coastline are also near to hand as are most of Cornwall's main attractions and towns. Indeed, Tehidy Park is perfectly situated for exploring this picturesque county.





THE ANNEXE



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 0TH.

SERVICES – Mains water, drainage and electricity. Gas on a communal propane gas supply.

COUNCIL TAX BAND – H (see www.mycounciltax.org.uk).

DIRECTIONS – From Truro proceed to Chiverton Cross roundabout and proceed in a westerly direction along the A30. Take the third exit at Camborne, Pool and Portreath. As the road splits on the slip road take the right hand fork to a T-junction. Turn right following signs to Bodmin A30 and then take the second turning left following signs to Tehidy Country Park. Proceed over a mini roundabout and at the next roundabout turn left to Tehidy Country Park, turning right after approximately ¼ of a mile at a large grass triangle onto South Drive marked Tehidy Country Park. Proceed along this lane passing various properties and the golf course on the right hand side and continue straight into Tehidy Country Park through two large granite gate piers. After proceeding left round a 90° bend the main house will become visible in front of you with its clock tower, just in front of the main house. Following

the driveway around to the right of the house where after 200 yards at the very end of the main house, bear left at West Villa onto a gravelled driveway passing the three modern houses on the right hand side, before turning left into the gravelled parking area for The Italian Pavilion just to the left of the property.

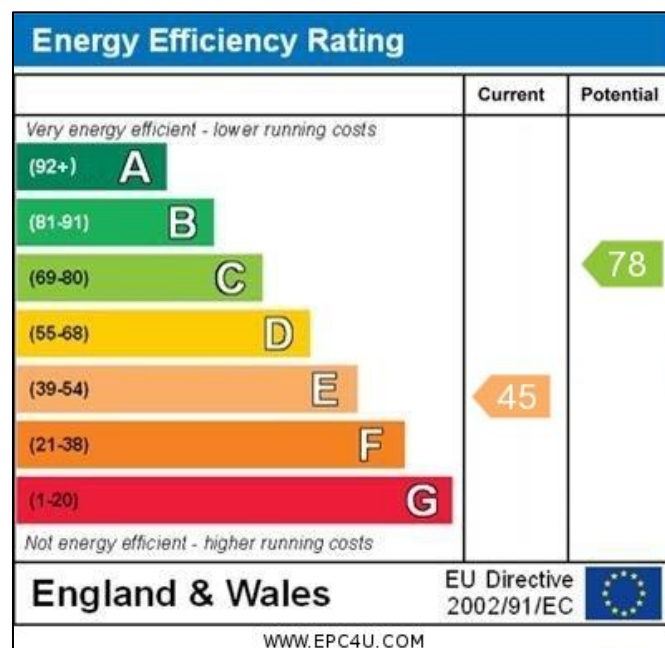
AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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 – There is a service charge for the maintenance of the communal grounds. The Managing Agents are Tehidy Park Management Limited and the owners of The Italian Pavilion have a share in that company and pay currently a £760 annual charge (invoiced at £380 every 6 months). The maintenance charge covers maintenance of the estate grounds and insurance, maintenance of the house grounds including the sunken garden, walled garden, trees, boundaries, roads, paths, etc.

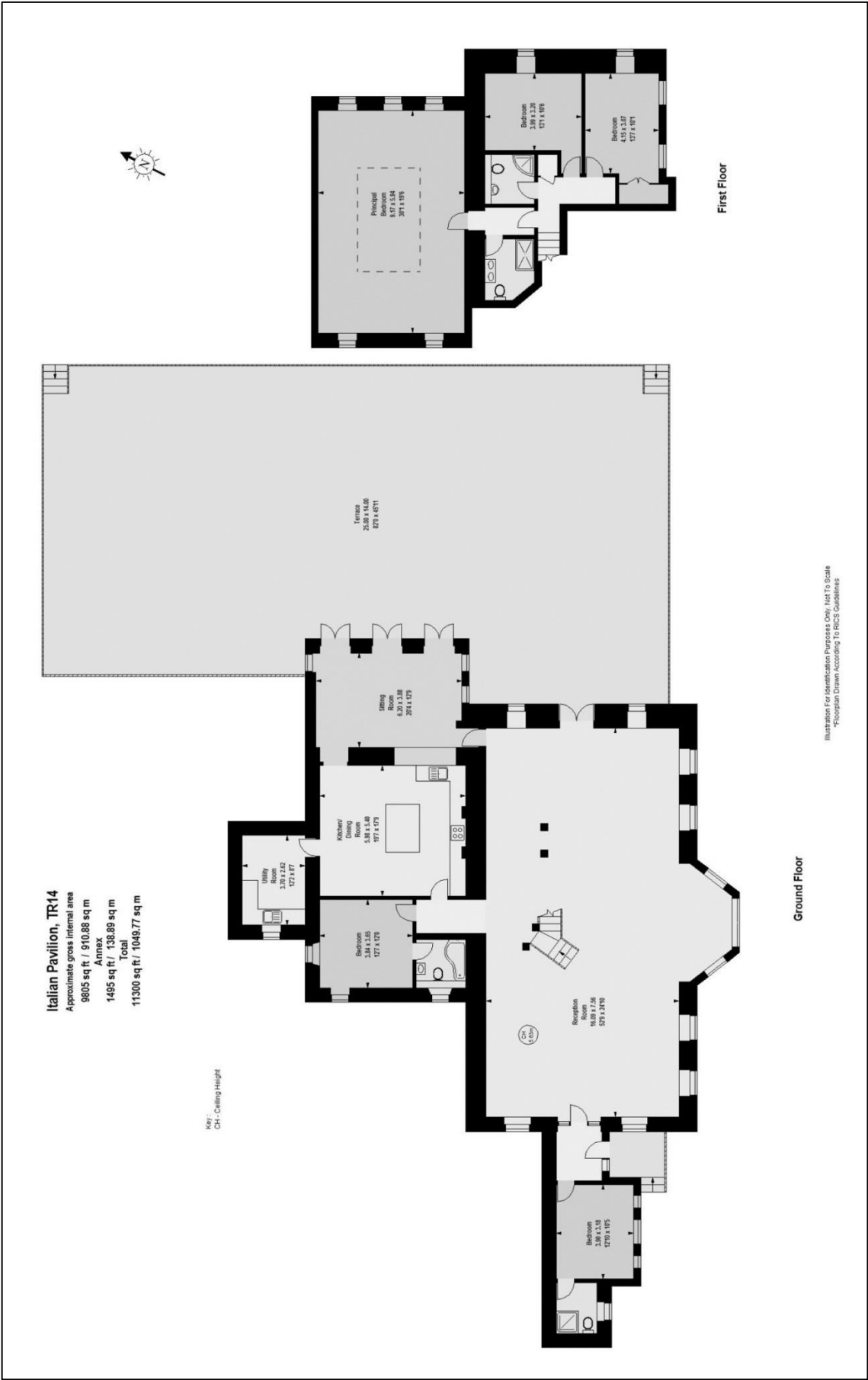
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



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