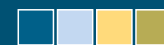




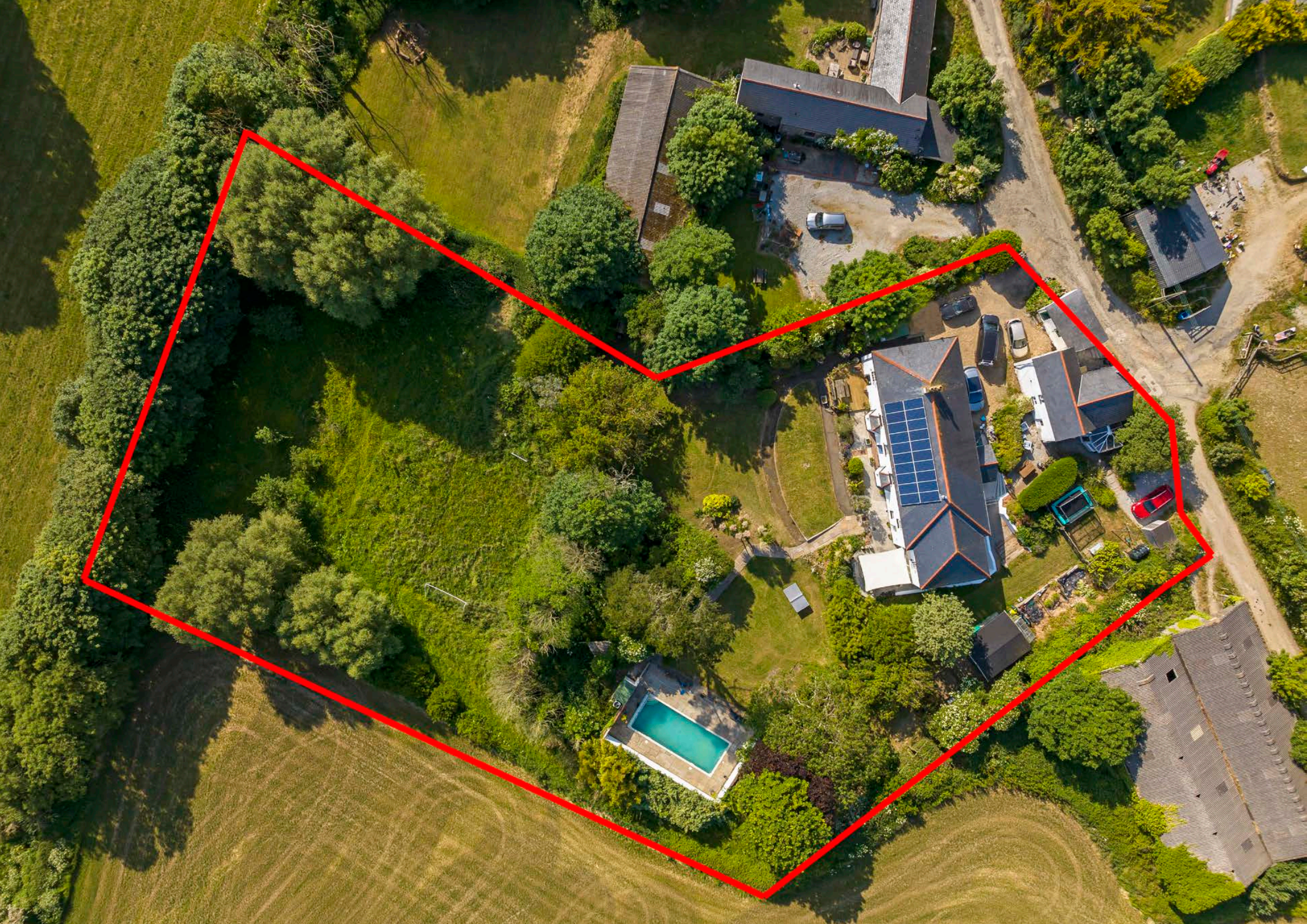
MAWLA HOUSE

MAWLA, NR. PORTHTOWAN BEACH; REDRUTH, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT



MAWLA HOUSE

Mawla, Nr. Porthtowan Beach, Redruth, Cornwall

Idyllically situated in the rural hamlet of Mawla surrounded by unspoilt countryside yet only 1.5 miles from the golden sand beach at Porthtowan; a stunning 7 bedroomed, 4 reception roomed extended period house plus 2 bedroomed detached cottage annexe which combined provide over 4,500sq.ft. of highly versatile well appointed, ground source heated accommodation with solar PV panels, ideal for large families or multi generational living. With fabulous large gardens and grounds which extend in total to 1¼ acres which include air source heated swimming pool, orchard, festival field and a range of useful block and timber outbuildings.

SUMMARY OF ACCOMMODATION

MAWLA HOUSE – In all, about 3,514sq.ft.

Ground Floor: entrance porch, inner hall, kitchen/breakfast room, study, dining room, living room, cinema room, laundry, utility/plant room. Shower room/wc.

First Floor: two staircases, landing 1, principal bedroom with walk-in wardrobe and en-suite bathroom. 4 further bedrooms (4 doubles, 1 single). Family bathroom. Cloakroom/wc. Off secondary staircase landing 2, 2 large double bedrooms, family shower room.

BRAMBLE COTTAGE – In all, about 1,000sq.ft.

Ground Floor: kitchen/breakfast room, cloakroom/wc, lounge, conservatory.

First Floor: landing, 2 double bedrooms, family shower room.

Outbuilding – 15'7" x 9'3".

Outside: timber chalet, bike shed, useful block outbuilding. Air source heated swimming pool. Driveway parking for numerous vehicles. Separate annexe parking for 2-3 vehicles. Broad rear paved and decked sun terrace with southerly aspect, pathways and gently sloping lawned garden. Fixed outdoor table tennis table. Side garden with fruit cages and raised vegetable beds. Pathway leading to lower 'festival field' with electricity and septic tank hook up. Lower orchard.

In all, circa 1¼ 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 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com



Nearby Porthtowan Beach

LOCATION

Mawla House occupies a delightful location on the edge of the rural hamlet of Mawla with lovely views over surrounding countryside. Mawla is located close to the popular north coast villages of Porthtowan, St Agnes and Mount Hawke and is ideally located for access to a wealth of beaches and the South West Coast Path. Porthtowan with its fantastic golden sand surfing beach becomes ever more popular year on year and with its renowned Blue Bar which lies just above the beach is a perfect place to eat and drink whilst watching the waves in the evening sun.

The Bissoe Trail runs just a short walk from the property linking

the creeks of Devoran to the north coast beach of Portreath and provides access to a wonderful, predominantly level trail through some of Cornwall's most beautiful countryside and is popular with walkers, runners and cyclists alike. The popular village of St Agnes is about 3 miles to the north and there is easy access to the A30 about 3 miles from the property which provides fast access throughout the county. Redruth about 3 miles distant is to the south and provides a mainline railway station and is on the Penzance to Paddington line. The cathedral city of Truro, the main commercial, retailing and professional centre is about 8 miles to the east and provides a wide range of shopping, leisure and recreational facilities.





DESCRIPTION

To be sold for the first time in 17 years, the availability of Mawla House represents an incredibly rare and exciting opportunity to acquire a fantastic large extended period home with cottage annexe, in a beautiful unspoilt rural location close to north coast beaches and yet highly convenient for the Royal Cornwall Treliske Hospital and the cathedral city of Truro. The rural hamlet of Mawla is approached off a very quiet country lanes with the property accessed towards the end of a private access road, so the setting is extremely tranquil. There is nearby access to the Devoran/Portreath cycle path which provides a fantastic leisure amenity as do the nearby golden sand surfing beaches of Portreath, Porthtowan and Chapel Porth. The house is also in the catchment area for the well regarded Mount Hawke Primary School and also the excellent Truro secondary school of Richard Lander and also the super Penwith College.

Mawla House is an attractive double fronted period house with historic Victorian extension which has been significantly further extended by the current owners to create a highly versatile family home with over 3,500sq.ft. of accommodation, ideal for large families and with the addition of the detached two bedroomed Bramble Cottage annexe, could also suit multi generational living or provide a house with a useful letting income.

Approached off a quiet access lane there is a large gravelled parking area for numerous vehicles. A broad entrance porch opens in turn to a large inner reception hall with turning staircase to first floor. In the older part of the house is a lovely large sitting room which opens in turn to a formal dining room with space for





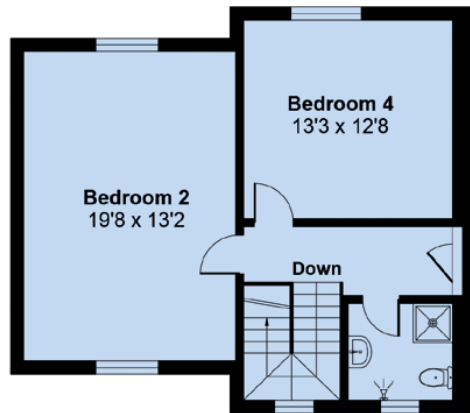
ten seater table with both rooms having excellent natural light from protruding bays with three quarter length double glazed windows. The kitchen/breakfast room is of very good size and is triple aspect with a large central island with thick slate top with a serviceable kitchen with Falcon range cooker but equally offers great scope for a new owner to create a kitchen in line with their own tastes. In the extended part of the house is a fabulous additional reception room currently used as a cinema room with HDMI cable and ceiling socket for a projector and screen with trifold doors opening out onto the south facing sun terrace. Completing the ground floor is a well fitted shower room/wc, a large utility room and a fabulous large laundry room, a very useful workroom for the family home.

In total, there are seven bedrooms (five large doubles, one small double and one single), which are accessed off two separate stairwells. The principal bedroom is a generous dual aspect double with walk-in wardrobe and large en-suite shower room. Six of the bedrooms have lovely views over the private south facing gardens and over the countryside beyond. The main house has great eco-credentials with ground source heating, underfloor on the ground floor with also freshwater technology which delivers drinking water to the hot water taps as well as cold. There is also a 6.4kW array of PV panels which help to significantly reduce energy costs especially in the bright summer months.

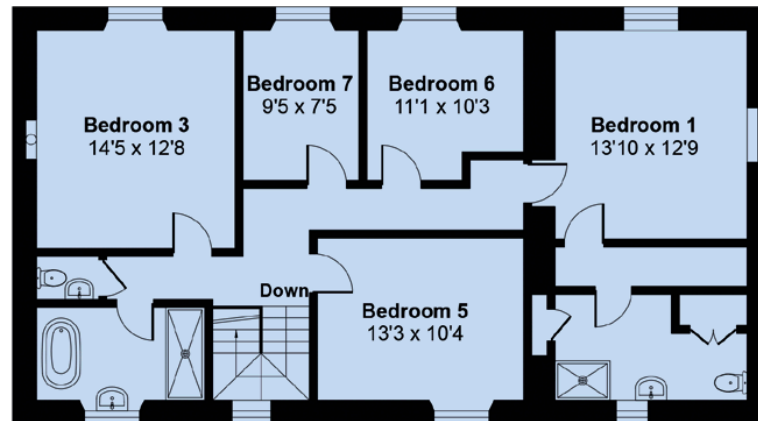
Mawla House

Total Approx Floor Area:
Main House: 3,514 sq ft / 326.4 sq m
Outbuildings: 267 sq ft / 24.8 sq m
Total: 3,781 sq ft / 351.2 sq m

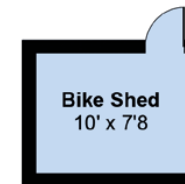
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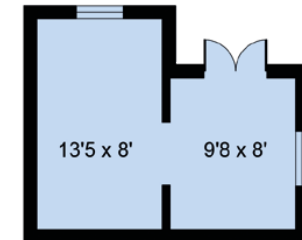
FIRST FLOOR 2



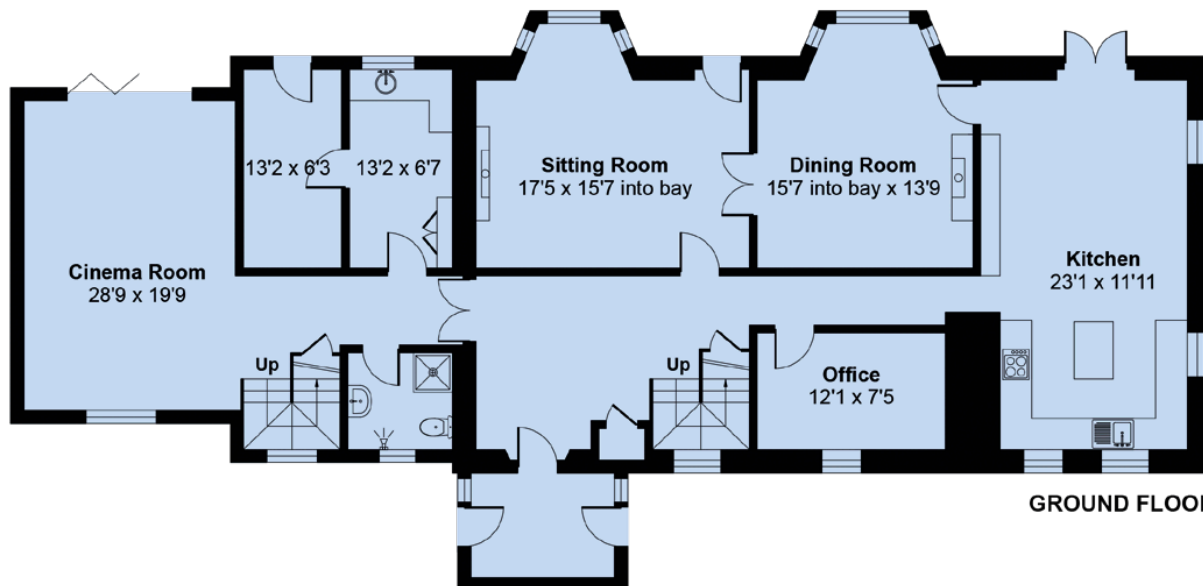
FIRST FLOOR 1



OUTBUILDING 2

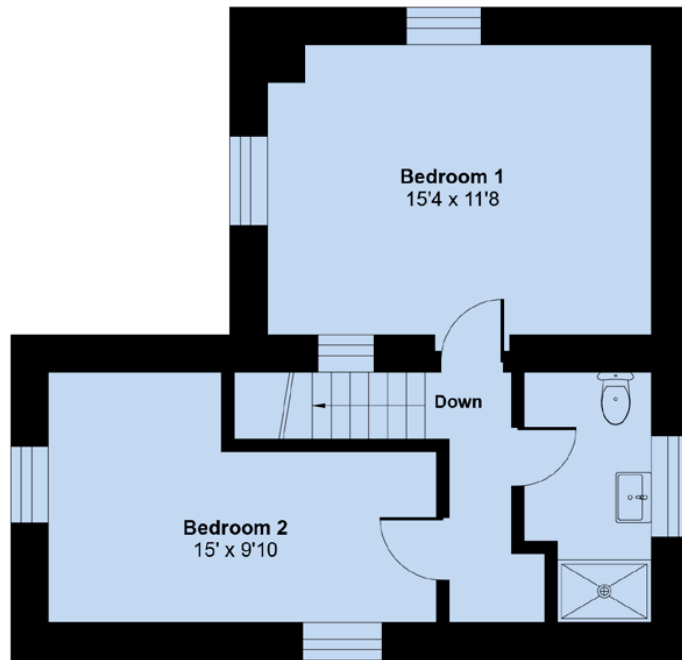


OUTBUILDING 1

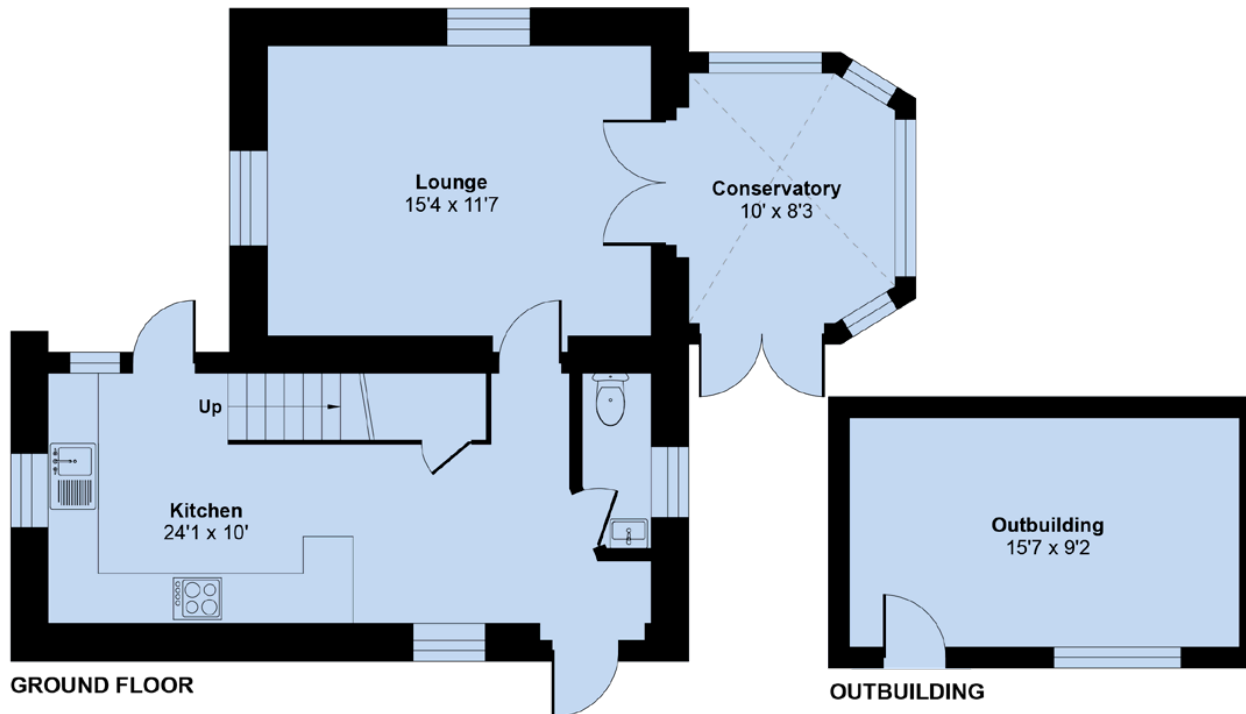


GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR

OUTBUILDING

Bramble Cottage

Total Approx Floor Area:
 Bramble Cottage: 1,000 sq ft / 92.9 sq m
 Outbuilding = 143 sq ft / 13.2 sq m
 Total = 1143 sq ft / 106.1 sq m

For identification only – Not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Bramble Cottage

Bramble Cottage

With its own separate parking area for two cars and private garden the annexe of Mawla House, Bramble Cottage is a very complete property in its own right. It comprises a good sized kitchen/dining room, a comfortable lounge and conservatory and on the first floor two large double bedrooms and a family shower room. There is also a detached outbuilding ideal for bikes, surfboards etc. The annexe has full residential consents so can be used as a full time home ideal for a dependant relative or guest, but equally could be let on an AST (Assured Shorthold Tenancy) or Airbnb/holiday letting to provide a useful income.

Outside

The gardens and grounds extend in total to just over 1¼ acres enjoying a bright predominantly south aspect and feature a broad decked and paved sun terrace to the rear of the house flanked by flowerbeds and borders, perfect for drinks, alfresco dining, enjoying direct sunshine from early morning to late afternoon. A gently sloping lawn descends to the outdoor swimming pool.

The pool is fully insulated with a thick Thermapool bottom layer with air source heating which once up to temperature maintains the heat of the pool very efficiently. Also in the gardens is a fixed outdoor table tennis table which together with the room to roam and swimming pool makes this an ideal environment for families with children of all ages. Below the pool is a large 'festival field' and orchard, this is a lovely large private area also with a septic tank feed and electrical hook up which is a perfect place for summer camping, marquee parties etc, with the verdant outlook over the mature deciduous trees which flank the boundary. There are a number of useful block outbuildings and adjacent to the house is a timber cabin/studio which provides very useful extra amenity space.

All in all, a superb and highly versatile country home with cottage annexe with fabulous gardens in an unspoilt rural hamlet close to Porthtowan beach and convenient for access to Truro. Early viewing highly recommended by the vendor's sole agent.



Bramble Cottage





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 – TR16 5DW.

SERVICES – Mains water and electricity. Private drainage (treatment plant). Ground source heat pump with 6.4kW PV panel rig. Air source heating for swimming pool.

COUNCIL TAX BAND – E and A (see www.mycounciltax.org.uk).

DIRECTIONS – From Chiverton Cross roundabout follow the road to Blackwater. Go through the village past Smokey Joe's café and at the mini roundabout by Dales Renault, take the road on the right hand side signposted Porthtowan. Continue along this road for about 1¼ miles and turn left signposted Mawla. After approximately 0.7 of a mile turn left by the grass triangle immediately after passing the Methodist

chapel on your right hand side. Mawla House will be found after approximately 150 yards on the right hand side.

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.**

Porthtowan

Chapel Porth

THE CORNWALL ESTATE AGENT

www.lillicrapchilcott.com | 01872 273473 | email sales@lillicrapchilcott.com