



THE DRAWING ROOM WING

1 PORTHWIDDEN, FEOCK, TRURO, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT





LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

THE DRAWING ROOM WING

1 PORTHWIDDEN, FEOCK, TRURO, CORNWALL

A superb opportunity to acquire a magnificent, extensive wing of an elegant, exclusive waterside Regency mansion, in an outstanding setting within 6½ acres of majestic grounds which front the Fal Estuary with use of a slipway to deep water. A beautifully appointed, circa 2,500sq.ft. 4 double bedroomed two storey wing, with possibly the most extraordinary principal drawing room along the south Cornish coast with a mesmerising view across the tranquil Carrick Roads to the Roseland Peninsula.

SUMMARY OF ACCOMMODATION – In all, 2,487sq.ft.

GROUND FLOOR Entrance hall, magnificent drawing room with 13' high ceilings, dining/garden room, kitchen, bedrooms 3 and 4 (one with en-suite bathroom).

FIRST FLOOR Landing, 2 large double bedrooms, family bathroom, separate wc, large linen cupboard.

OUTSIDE Porthgwidden boasts spectacular grounds extending to some circa 6½ acres of beautiful parkland meadow which sweeps down to the deep water frontage and slipway on the Fal Estuary. Number 1 boasts a broad terrace, private large sail storage cupboard, communal but little used lawn to the side approached off the garden/dining room, parking and a single garage en bloc.

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

www.lillicrapchilcott.com





LOCATION

Porthgidden is found at the start of Restronguet Point, long regarded as one of the most exclusive desirable waterside locations in Cornwall. This slender, beautiful peninsula is magnificently positioned between the Fal Estuary and Restronguet Creek, accessed by a no-through lane and is home to some of the most prestigious residences in south Cornwall.

In an ideal setting between the cathedral city of Truro and the famous Port of Falmouth, Restronguet Point is situated immediately to the south of the unspoilt village of Feock, beside the Carrick Roads (Fal Estuary), regarded widely as some of the finest day sailing waters in the UK. One can of course launch their own smaller vessels from the slipway at the bottom of the grounds and deepwater moorings are often available by application to the Harbourmaster. Within walking distance of Porthgidden is Loe beach where there is overwintering facilities, a café, a sailing school, various vessels for hire and even a gig rowing club. For those interested in racing nearby Restronguet Sailing Club is where a young Ben Ainsley learnt his trade and beside this is Mylor Yacht Harbour where there are further deepwater moorings and pontoon berths as well as a boat yard for larger yachts.

Only 4 miles away, the city of Truro is the main commercial, administrative, legal and retailing centre of Cornwall and offers schooling facilities at junior and secondary levels and there are also excellent private schools. There is a mainline rail link to London Paddington (travelling time about 4½ hours) and Cornwall Airport Newquay provides regular flights to London and to a number of other UK and overseas destinations. There are 18-hole golf courses at Truro and Falmouth.





DESCRIPTION

1 Porthgwidden is arguably one of the most unique wings of this iconic, exclusive, elegant mansion, sitting at its farthest most corner and what is assumed to have been an extension to the original house. It offers extensive accommodation which extends to circa 2,500sq.ft. with much of the accommodation boasting voluminous, impressive ceiling heights, tall windows flooding in much natural daylight and allowing a captivating view across the grounds and out to the Fal Estuary. Whilst the arrangement and condition of the property will not disappoint, subject to necessary consents, one could re-configure the space on offer to create further en-suites to the first floor, or a larger kitchen on the ground floor by incorporating bedroom 3.

Surely one of the most awe inspiring attributes is the principal drawing room – which must be one of the finest, most impressive drawing rooms on the entire south Cornish coast. Boasting elegant, extensive proportions with enormous 13'2" high ceiling height and a broad expanse of tall sliding sash windows on the rear overlooking the grounds and out to the water. This room is unquestionably beautiful and has a feature, ancient, reclaimed Italianate marble fireplace, recessed alcove shelved nooks and fine period detailing. The drawing room leads through to a more modern extension, with a beautiful room boasting a sunny dual aspect acting as a dining room but also flowing out to the gardens. This linking dining/garden room also returns to the finely proportioned kitchen, which wraps back around to the entrance hall.

There are four very large double bedrooms, two on the ground floor and two on the first floor. The proportions and arrangement offer the opportunity to re-configure ever so slightly and create en-suites to both bedrooms 1 and 2, should one desire.

One of the most important aspects of 1 Porthgwidden is the quite outstanding views stretching over the manicured grounds and beach below the property to moored yachts and the sheltered sailing waters of the Carrick Roads (Fal Estuary). The Roseland Peninsula extends across the view with much of its coastal countryside in the ownership of the National Trust. The outlook then stretches further to Falmouth Bay with the foreground being filled with sailing activity throughout the year as this is the last remaining place in Europe where oysters are harvested in the winter by sail power alone. The local sailing clubs enjoy a long season of racing with the spectacle taking place in front of Porthgwidden and of course one can join in the on water activities from the slipway at the bottom of the grounds, the beach is private to mean high water, to the residents of Porthgwidden, and deep water moorings are available by application to the Harbour Master, although we understand these to be readily accessible once one is a property owner adjoining the estuary.

These grounds are some of the most impressive anywhere along the south coast of the United Kingdom as they extend to 6½ acres with formal areas of wall lined lawn bounded by tended beds, vast expanses of open lawn with wild flowering areas and all surrounded by stunning mature trees. The grounds surrounding the apartments were created in the mid-1800's and were cleverly designed to allow differing views throughout them and numerous more intimate spaces to enjoy. A stream runs through part of the grounds with the bridge over it having been restored and there is also a barbecue area atop the small cliff above the beach. This apartment also has a garage, there is adequate parking for the residents and their guests and interestingly the building also has its own squash court. Our clients have enjoyed this wondrous setting as a second home, although some are lived in permanently, and number 1 is being sold with no onward chain.



HISTORICAL NOTE

In his book, 'Stately Homes in and Around Truro', Rex Barratt mentions the property, and states that:-

Porthgidden, derived from the Cornish place name of Porthgwyn, believed to mean 'the white cove' was built in or around the year 1830 by Edmund Turner, MP for Truro 1837-1847, who it is reported spent £1,000 on a dinner for the people of Truro on his election! The property was acquired in 1842 by John Philpotts, at one time MP for Gloucester, and enlarged by his son, The Reverend Canon T Philpotts, Vicar of the Parish for 30 years and donor of the South Porch of Truro Cathedral, who occupied the house until his death in 1890. It was then let to various tenants, Bolitho, Spottiswood, Trefusis – and in 1923 became the property of H K Neal, followed in 1935 by Kenneth Holman.

During the earlier part of its history the Royal Horticultural Show was held in the grounds and distinguished visitors in the past are believed to have included Her Majesty Queen Mary and Sir Edward Elgar.

About 50 years ago, the house was imaginatively and skilfully converted to create 8 prestigious apartments, thankfully, however the handsome exterior remained unspoilt by the conversion.





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Descending a crunchy gravelled pathway through the immaculate, manicured grounds of Porthgidden to a part glazed hardwood front door which opens into the entrance hall, which in turn serves bedrooms 3 and 4, with a turning staircase ascending to the first floor landing, the kitchen and access into the beautiful principal drawing room. Separately with a large storage cupboard and a further understairs storage cupboard. Warmed by a modern electric radiator and voluminous 10'7" ceiling height giving a true feeling of space and proportion.

DRAWING ROOM – 27'6" x 17'9" increasing to 22'11" Quite possibly the finest, most impressive drawing room along the south Cornish coast, with deeply mesmerising views across the manicured grounds of Porthgidden Estate and out into the Carrick Roads, framed by the undulating countryside of the Roseland Peninsula. The room is flooded with light into its voluminous proportions from a broad array of tall secondary glazed sliding sash windows which span the rear elevation and overlook the gardens and out to the estuary. This room boasts a 13'2" high ceiling with incredibly detailed ornate cornicing, picture rails, high level skirting boards and detailed recesses, warmed by an incredible reclaimed 18th Century marble open fireplace and further warmed by three modern electric radiators. A pair of near full height glazed French internal doors open through to:-

DINING / GARDEN ROOM – 15'4" x 13'10" A fantastic dual aspect addition to the original accommodation, with near full height glazing across the entire rear wall with a part glazed door which both opens to and overlooks the wonderful gardens and out to the Carrick Roads with a further secondary glazed multi paned window on the side elevation overlooking the side gardens. With high quality original oak block parquet flooring, high level skirting boards, feature wall lights with two modern electric wall mounted radiators and steps ascending through glazed French internal doors through to:-

KITCHEN – 20'7" x 10'2" increasing to 11'8" Another wonderful room under voluminous 10'5" ceiling height with a fantastic multi paned bow window on the sunny southerly elevation and overlooking the beautiful sylvan parkland style grounds. A well appointed kitchen with a range of fitted base units and roll edge oak effect laminate worktops with a broad inset stainless steel sink and drainer and undercounter space for appliances with a tall and impressive fitted part glazed dresser and further fitted open shelving. The kitchen returns to the initial entrance hall.

BEDROOM 3 – 14'9" x 10'2" Another spacious room under a particularly impressive voluminous 10'6" ceiling height with a sunny dual aspect with multi pane windows on both the southerly and westerly elevations to capture the best of the afternoon and evening sunshine. A large bedroom with fitted open shelving, wardrobes and a pedestal mounted wash hand basin. Wall mounted modern electric radiator.

BEDROOM 4 – 14'4" x 11'1" Again, under impressive 10'7" ceiling height, flooded with light from a sit-in multi pane sliding sash window on the south westerly elevation and pulling in much afternoon and evening light. A large bedroom with fitted wardrobe storage, open fronted shelving and a wall mounted modern electric radiator with a door leading to:-

EN-SUITE BATHROOM Well appointed with a white three piece suite comprising low level flush wc, panelled bath with handheld mixer shower attachment and pedestal mounted wash hand basin and with light pulled from a high level sliding sash window on the south westerly corner elevation and warmed by a tall ladder style wall mounted heated towel rail.

From the entrance hall, turning staircase ascends to:-



FIRST FLOOR

LANDING Passing a tall multi pane sliding sash window on the westerly elevation, to the principal landing which serves bedrooms 1 and 2, separate wc and bathroom, as well as much fitted storage and a large linen cupboard.

BEDROOM 1 – 15'1" x 14'3" A wonderful, dual aspect principal bedroom with two deep sit-in windows with tall sliding sash windows on the rear and side elevations, with the rear overlooking the beautiful Porthgwillden grounds and out to the Carrick Roads and across to the unspoilt countryside of the Roseland Peninsula. A lovely, naturally light, well decorated and well proportioned bedroom with vanity unit mounted wash hand basin and set of triple fitted wardrobes providing hanging and shelving storage. Wall mounted electric radiator. This too boasting an impressive ceiling height, for the first floor of 9'10".

BEDROOM 2 – 14'5" x 13'7" (max measurements) Another very large, well decorated bedroom positioned to the front of the property with a multi pane secondary glazed window on the south westerly rear corner elevation with a high level window seat. A large bedroom under an impressive 9'10" ceiling height with a wall mounted wash hand basin and modern electric panel radiator. A door opens from the bedroom to a large storage cupboard, which immediately backs onto the large linen cupboard off the first floor landing, and subject to consent being obtained, could be re-purposed to provide an en-suite to bedroom 2. Approached off the first floor landing a:-

SEPARATE WC With tall multi pane window on the rear elevation and a low level flush wc.

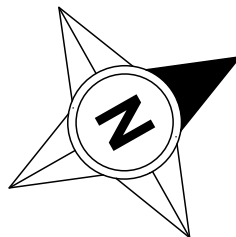
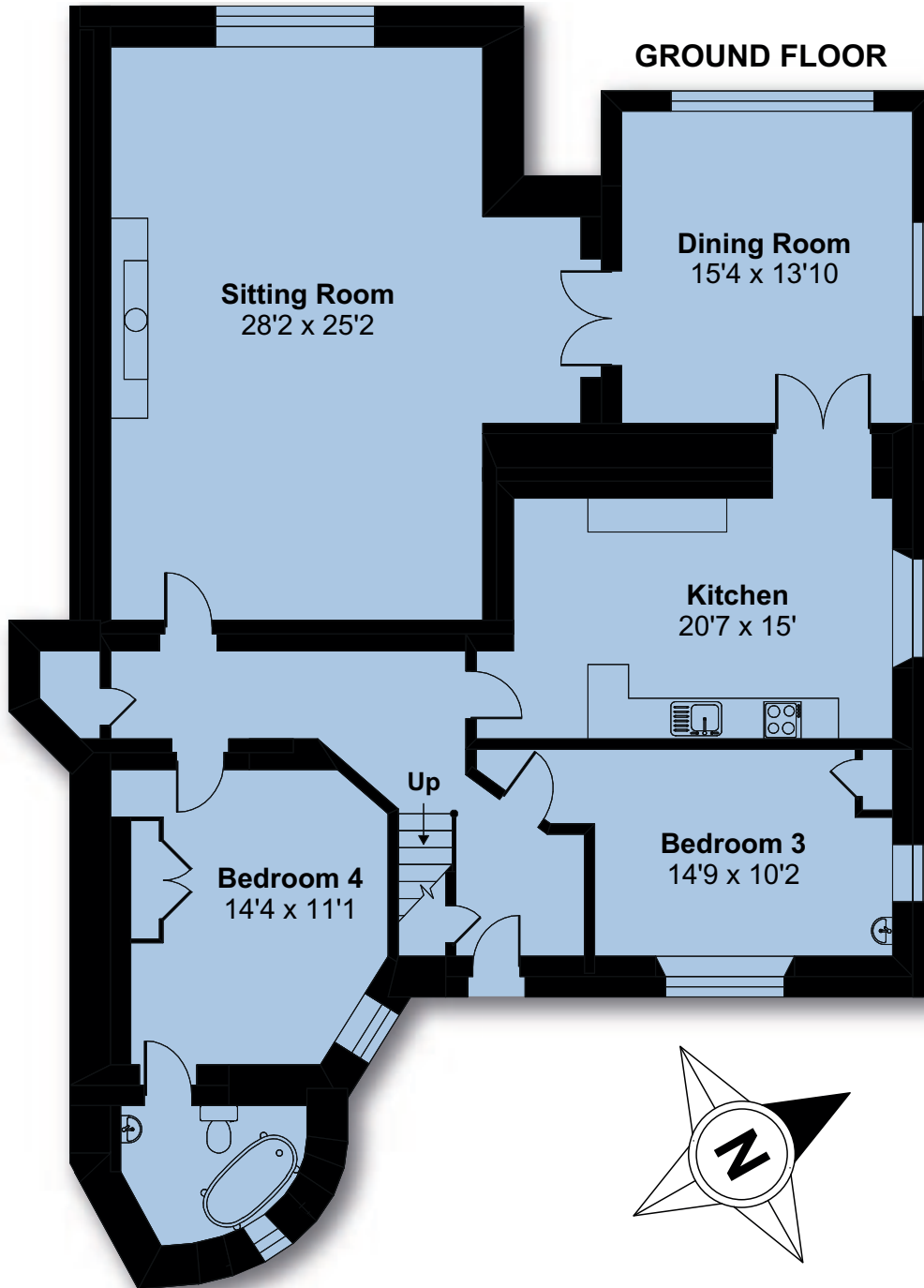
BATHROOM From the landing, separate access to the family bathroom which comprises a fitted three piece suite of low level flush wc, pedestal mounted wash hand basin and panelled bath with light pulled from a multi pane deep sill sliding sash window on the rear elevation. Tall ladder style heated towel rail.



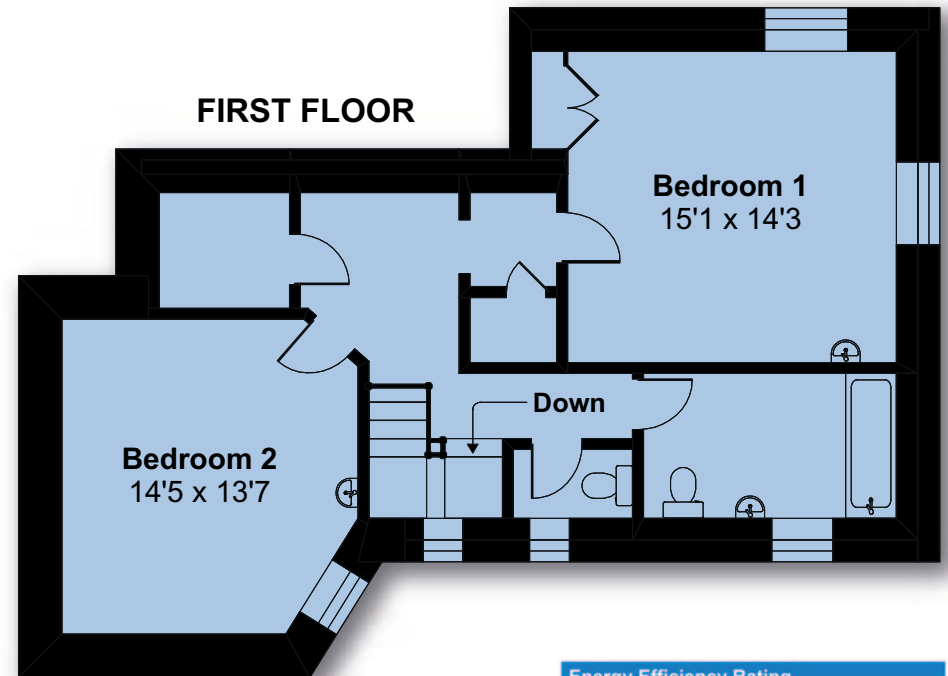
THE DRAWING ROOM WING 1 PORTHGWIDDEN, FEOCK, TRURO, CORNWALL

Approximate Area = 2487 sq ft / 231.1 sq m

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		74
55-68 D		
39-54 E		
21-38 F		
1-20 G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 TR3 6SG.

SERVICES Mains water and electricity. Private drainage system. Recently fitted modern electric radiators.

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

TENURE Leasehold with the remainder of a 999 year lease, dated 1965 plus a 1/8 share of freehold. Current maintenance charge – approximately £806 per month to include buildings insurance, garden maintenance of the 6½ acres, maintenance of the building, legal and professional fees, communal electricity and cleaning, maintenance of the squash court and the slipway.

DIRECTIONS From Truro proceed on the A39 towards Falmouth, turning left towards Feock at Playing Place immediately after the Shell filling station. Continue along this road through Penelewey, passing the Punchbowl and Ladle inn, the turning for the King Harry Ferry and Ferris Garage. Approximately ½ a mile after the garage the road bears sharply around to the right signposted to Restranguet Point, proceed straight ahead through the gateway and past the lodge house on the right hand side, bear around to the right towards the garages, then park opposite the garage in the open bays.

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 long standing covenant in place which restricts holiday letting of the properties at Porthgidden.

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