



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9663

Offers around £995,000

Allen-Bank,
Idless, Truro, Cornwall, TR4 9QT

FREEHOLD



No onward chain

A home of exceptional quality providing over 3,000sq.ft. of 5 double bedroomed accommodation in blissful riverside plantsman's gardens of just over 1 acre, enjoying privacy and serenity yet only about 2 miles from Truro. One of the area's hidden gems, with walks and cycling through Idless Woods on the doorstep, an extensive gated driveway and planning permission for a detached 4 car garage/carport.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, large lounge, garden room, sitting room, kitchen/dining/family room, utility room, wc. Bedroom hall, principal bedroom en-suite, second double bedroom, shower room.

First Floor Large landing, 3 double bedrooms, bathroom, boiler room.

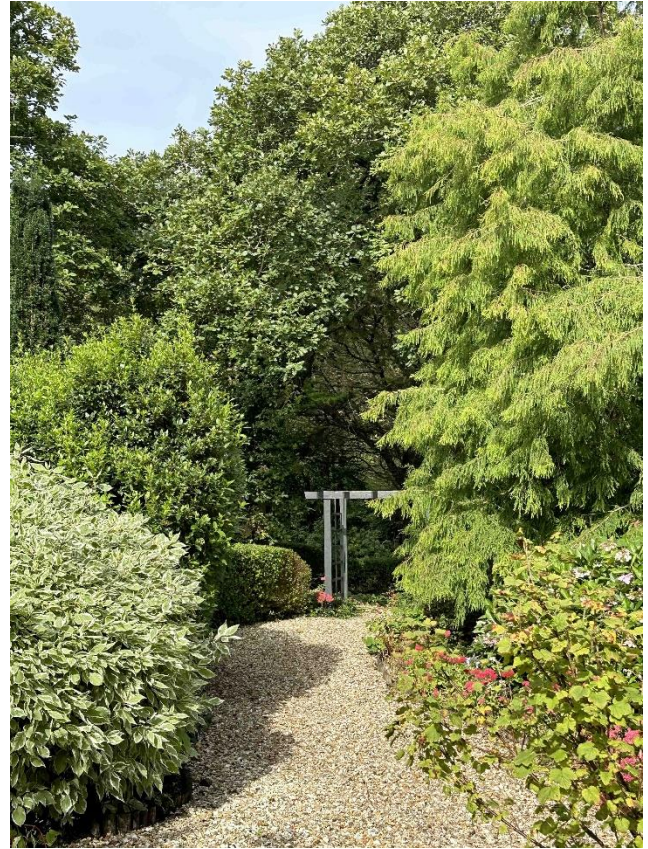
Outside Discreet gated driveway providing masses of parking and turning space with planning permission in perpetuity for a detached four car garage/carport. Open lawns on two sides of the house with specimen trees running down to the banks of the River Allen. Many exquisite planted beds, ponds and small streams within the lower part of the garden. Plantsman's garden laced with gravelled paths. Fenced growing beds for fruit and vegetables, polytunnel, various sheds and wood stores.

In all, about 1.14 acres.

DESCRIPTION

Allen-Bank is found in a tucked away and little known location just beyond Idless Woods where it is discreetly positioned well away from the quiet lane side behind its own deep

frontage, driveway and specimen treelined front beds. The house stands within exquisite grounds of a little over 1 acre with lawns, terraces and specimen trees around the house which stands within an open and sunny area with an outlook towards Idless Woods on the other side of the River Allen. Beyond the open lawns is a plantsman's paradise with gravelled paths winding through superb beds and many large specimens before arriving at a vegetable and fruit garden with polytunnel and shed. Closer to the house is a further garden shed and log stores for the various woodburning stoves found throughout the house. The setting is magical and really has to be seen to be appreciated.



During our client's ownership the property has been greatly improved and enlarged now providing over 3,000sq.ft. of living and bedroom accommodation over two floors. The craftsmanship and superb quality are on show throughout combined with tasteful decoration and magnificent spaces. Off the reception hall to one side is a vast lounge opening through to a very high



monopitch ceilinged garden room and a tucked away snug/sitting room that would also make an excellent large home office. To the other side of the reception hall is a stunning kitchen opening through to a family sized dining room with much glazing to the southern side. In addition there is a utility room, wc and off a bedroom hall are two generous double bedrooms both with full walls of wardrobes. The principal bedroom having



a very stylish large en-suite bath/shower room with the other bedroom therefore having the sole use of its adjacent shower room. A bespoke oak staircase with fitted shelving beside rises to a large first floor landing off which are three double bedrooms, all over 20' in length. These share a further bathroom at this floor level to be fitted out by a new owner.

For all of this to be only 2 miles from Truro in an exquisite setting and to have the benefit of planning permission in perpetuity to create double garaging and a double carport off the extensive driveway, all adds up to a most impressive home indeed.

LOCATION

Idless is a gorgeous hamlet on the outskirts of Truro, about a mile along a designated 'Quiet Lane' with mostly cottages and elegant period houses enjoying its south facing valley setting. The lanes surrounding Idless are ideal for walking and cycling and it is just a short walk to the Forestry Commission maintained and publicly accessible St Clement (Idless) Woods which is a haven for dog walkers and joggers as well as



horse riders and mountain bikers. The area feels as if it is a million miles away from civilisation, yet Truro is actually within walking distance or less than 5 minutes by car.

Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainments centre, with a large variety of differing restaurants and bars, along with a cinema and successful Hall for Cornwall theatre, with many other events taking place on Lemon Quay. Truro is ideally situated for sporting activities with many good quality golf clubs nearby, a sports centre, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes to either the north coast for surfing or the Carrick Roads, on the south coast, for sailing. To have all of this so immediately on one's doorstep is why Truro is the most popular place to live and work in Cornwall.

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

A bespoke oak door opens under a porch to:-

RECEPTION HALL Heated oak floor, 9' high painted beamed ceiling, two arches delineating an entrance area and a way through to the bedroom hall. Bespoke oak doors to the lounge and:-

KITCHEN / DINING / FAMILY ROOM – 30'6" x 14'2" reducing to 12'9" Initial kitchen area with 6' wide opening through to the dining and family room with window to the front in the kitchen area and 14' wide section of glazed wall with glazed door opening to the southerly facing drive side. Stone flooring throughout (heated in the kitchen), contemporary woodburning stove in the family/dining room with slate hearth. Painted grey and dark pink fronted kitchen units under composite worktops with a cut draining area leading to an undermounted white 1½ bowl sink with brushed steel mixer tap over. Matching composite upstands and island top with breakfast bar. Aga electric module with hob and extractor over. Integrated microwave oven, Miele concealed integrated dishwasher, large concealed integrated fridge and matching freezer. Additional Fisher & Paykel stainless steel American style fridge freezer set into the kitchen units. Oak door to:-



UTILITY ROOM – 13'1" x 6'4" Window to the rear with integrated blind and oak door opening to the rear terrace and garden. Stone flooring, access to loft space, extractor fan. Long oak countertop with white Belfast twin sink and chrome swan neck mixer tap over and grey cabinet below. Space and plumbing for four washing machines and tumble dryers, additional store cupboard, space for coats and shoes. Oak door to:-

WC Stone floor, white wc, white wash basin with chrome mixer tap set over a dark grey cabinet. Mirror fronted cabinet over the wash basin. Chrome heated towel rail, extractor fan, fitted oak shelving for boots/logs etc.

LOUNGE – 25'9" x 23'6" reducing to 15'8". Three windows to the front and side elevations, 9' high painted beamed ceiling, heated oak floor, stone fireplace with open grate. Oak door below an arch to the snug/sitting room and pair of oak doors with glazed panels to:-



SUN ROOM – 14'1" x 12'5" Over 16' high part vaulted ceiling with huge roof window. Extensive windows and sliding patio door to the garden and terrace. Tiled floor, woodburning stove set on a slate hearth, additional high level window.

SNUG / SITTING ROOM – 16' x 14' Dual aspect with large windows overlooking the garden and woodland beyond. 8'4" high ceiling.



Heated floor, contemporary woodburning stove on a slate hearth.



BEDROOM HALL Heated oak floor and additional electric radiator for quick warmth. Oak and glass staircase rising to the matching balustrade over with bespoke oak bookcase behind. Oak doors to:-

BEDROOM 1 – 15' x 13'3" to front of wardrobe Full wall of fitted wardrobes, bay window looking over the garden to woodland. 8'4" high ceiling. Underfloor heating. Oak door to:-



EN-SUITE BATH / SHOWER ROOM – 9'9" x 9'5"

A stunning space with floor standing double ended bath and wall mounted mixer tap. Large curving glazed screened shower enclosure with chrome rain head mixer shower and additional handheld shower. White ceramic Villeroy & Boch



wash basin with chrome mixer tap set over a white drawer unit. Villeroy & Boch white cantilevered concealed cistern wc. Stone effect fully tiled walls and heated tiled floor. Broad mirror fronted cabinet with integrated light and electric shaver socket over the wash basin. Full width of the room tiled display shelf. Chrome heated towel rail, extractor fan, window overlooking the garden and woodland with integrated blind.

SHOWER ROOM – 9'7" x 5'3" Large glazed screened shower enclosure with chrome rain head mixer shower and additional handheld shower. Villeroy & Boch white wash basin with chrome mixer tap set over a white drawer unit. Villeroy & Boch white concealed cistern cantilevered wc. Stone effect wall tiling and heated tiled floor. Extractor fan, chrome heated towel rail, mirror with integrated lighting over the wash basin. Window overlooking the garden with integrated blind.



BEDROOM 2 – 14'1" x 11'10" to front of wardrobe Full wall of fitted wardrobes, 8'4" high ceiling, bay window overlooking the rear garden and woodland. Heated floor, additional electric radiator for quick heating.

FIRST FLOOR

LANDING – 22'1" x 11'3" 7'9" high ceiling at max with canopy to one side with Velux roof window facing the woodland. Access to loft space, contemporary electric radiator. Doors to:-

BEDROOM 3 – 20'4" x 11'3" Window to the side and Velux roof window to the rear in an area of canopied ceiling. Contemporary electric radiator.

BEDROOM 4 – 21'9" x 11'1" max Canopied ceiling with Velux roof window facing woodland to the front. Contemporary electric radiator. Protruding area of wall into the room due to the fireplace below.



BEDROOM 5 – 20'9" x 11'1" max Canopied ceiling with dormer window to the front. Contemporary electric radiator.

BATHROOM – 11'4" x 9' max Part canopied ceiling with Velux roof window. Requires fitting out. Door to:-

BOILER ROOM – 11'5" x 3'7" Electric boiler and pressurised hot water cylinder. Plentiful additional space for dry and warm storage and airing.



OUTSIDE

An initial pull in area of driveway leads to timber gates opening to a further tarmac driveway behind the ornate frontage and privacy giving wall before arriving at a vast parking and turning area where there is planning permission for a four car garage/carport. Lining the driveway are small conifers and specimen filled beds with surrounding hedgerows and trees beyond. To one side is access to the front door with broad paving leading past the beds to a large sun terrace on the southern side of the house. To the other two separate broad pathways lead around to the raised terraces at the rear of the house with attractive balustrading and central steps down to the garden, with the other stone pathway leading straight down to the lawn passing outbuildings.



TIMBER SHED – 12'6" x 7'6"
Pedestrian door, two windows.

LOG STORE – 14' x 4'4" Two sets of slatted fronted doors to two separate storage areas.

To the rear of the house are shaped open lawns dotted with specimen trees of many different varieties including two beautiful acers over a large shaped pond with the River Allen running along the bottom of the garden with woodland beyond.





This is a peaceful and very tranquil place to be with birds in the trees and the babbling of the water being the predominant soundtrack.

The lawn and terracing wraparound the south east side of the house before returning back to the sun terrace at the front. The lawns continue to be punctuated with all manner of interesting trees and shrubs with a stone paved walkway leading behind them and around into the extensive further garden beyond.



The remainder of the garden has a distinctly different feel with broad gravelled pathways meandering between all manner of different tree and shrub specimens in a most magnificent array still with the River Allen below. Towards the end of this area of the garden are growing

beds within fenced areas, a **polytunnel 14'6" x 10'** and a **modern garden shed 9'6" x 5'6" approx.** with pedestrian door and windows.

In all, about 1.14 acres.



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 TR4 9QT.

SERVICES Mains water and electricity. Modern electric boiler. Private drainage. Woodburning stoves in the reception rooms, electric underfloor heating to the majority of the ground floor, modern electric radiators elsewhere.

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

DIRECTIONS From Truro follow signs to Idless and drive through the small village, continue past the entrance to the public woodland on the right, after which Allen-Bank is the next property on the right hand side.

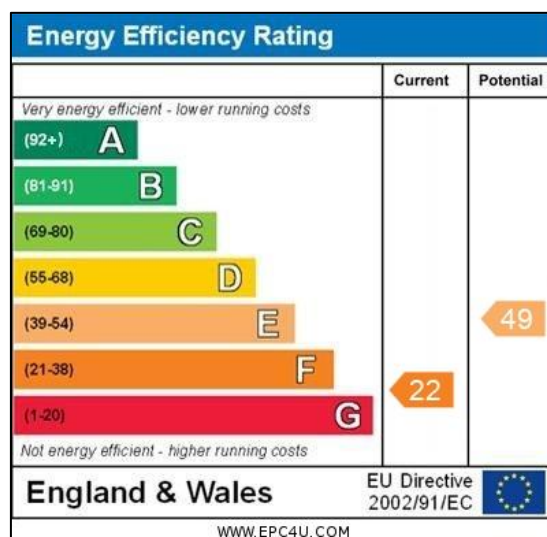
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

AGENT'S NOTE 2 The recent works to the second floor of the property have not been fully completed and therefore Building Control sign off has not yet taken place. Our client is currently progressing this.

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.

Allen-Bank, Idless, Truro, TR4

Approximate Area = 3077 sq ft / 285.8 sq m

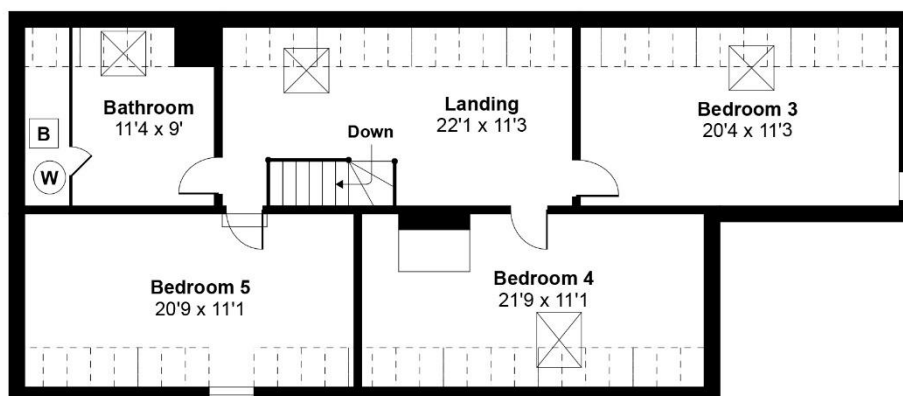
Limited Use Area(s) = 247 sq ft / 22.9 sq m

Total = 3324 sq ft / 308.8 sq m

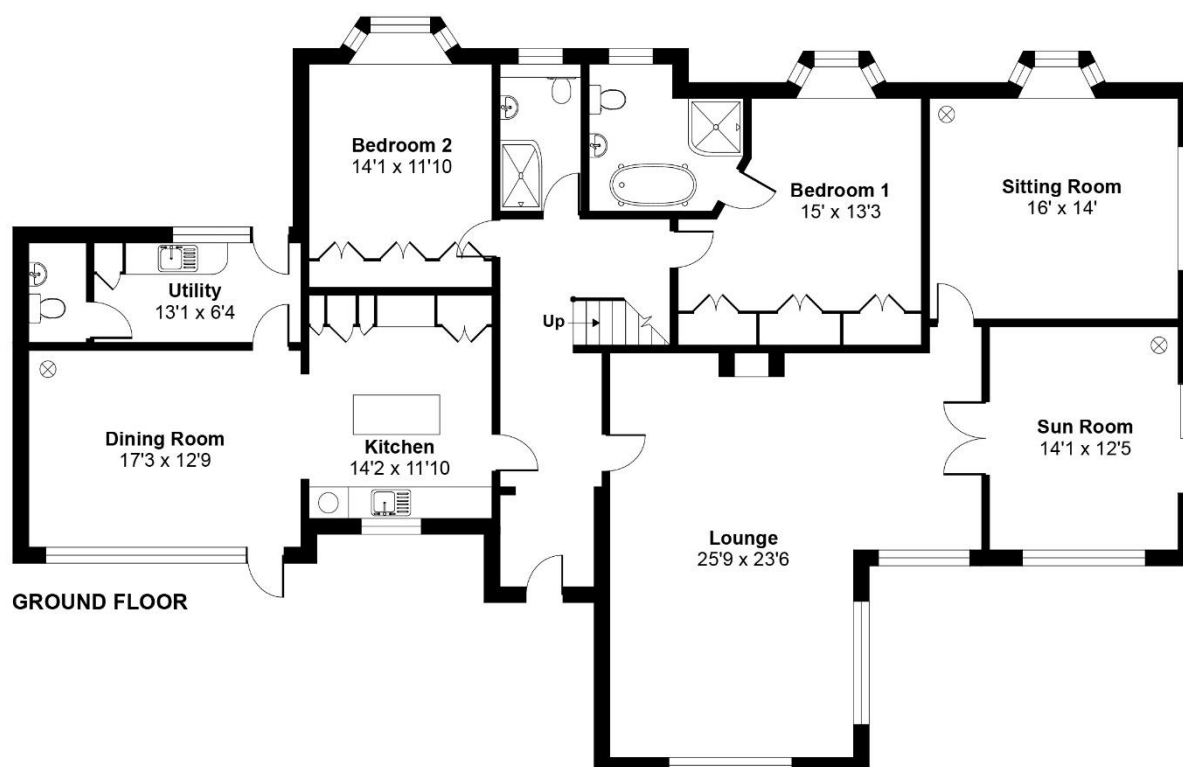
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR

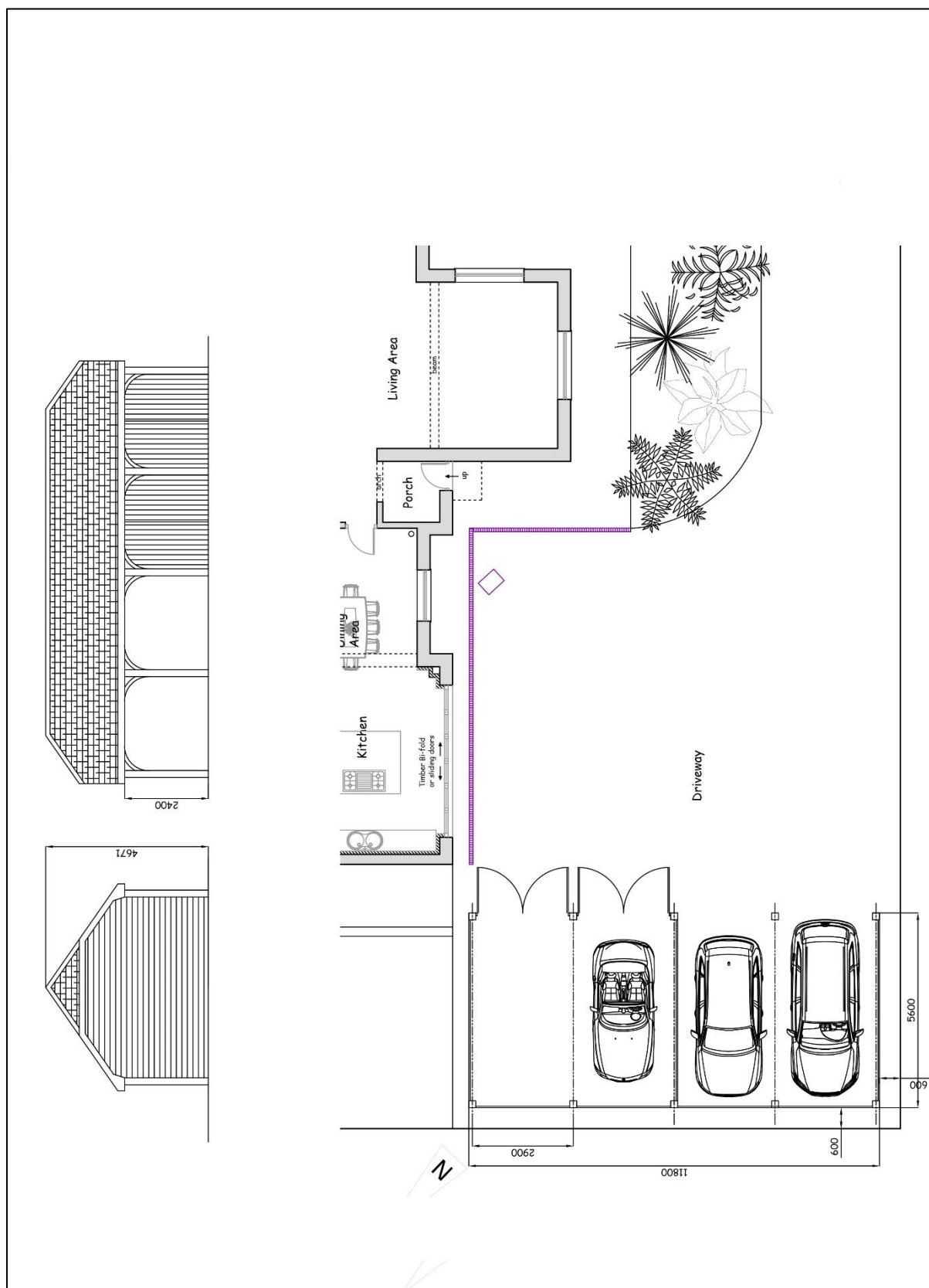


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2023.
Produced for Lillcrap Chilcott. REF: 1037676

Not to scale – for identification purposes only.
Proposed garages and carports with planning permission in perpetuity passed
under application number PA16/04668.





For reference only, not to form any part of a sales contract.



