



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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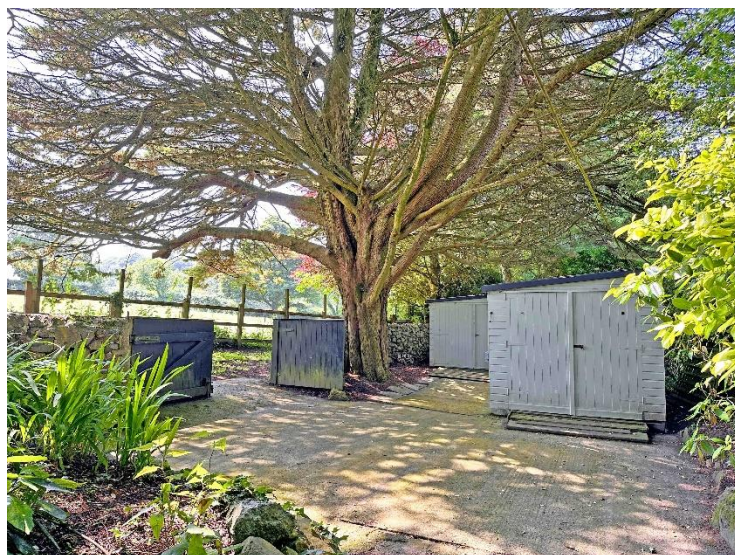
Offers around £375,000

Wye Cottage,
Tolgulow, St Day, Redruth, Cornwall, TR16 5PD

FREEHOLD



A classic Grade II Listed 'picture book' 3 bedroomed detached cottage, re-thatched about 6 years ago, with significant outbuildings in about 0.3 of an acre of gardens and woodland. Superbly restored as a labour of love by the present owners having previously been owned by one family for circa 52 years, to be sold with no onward chain and viewing essential.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, sitting room, dining room, kitchen, walk-in pantry, rear porch, shower room.

First Floor Galleried landing, 2 large double bedrooms, single bedroom.

Outside 4 garages/workshops, further workshop. Electrically gated driveway providing plentiful parking. Landscaped gardens with many mature trees. Area of open floored woodland.

In all, about 0.3 of an acre.

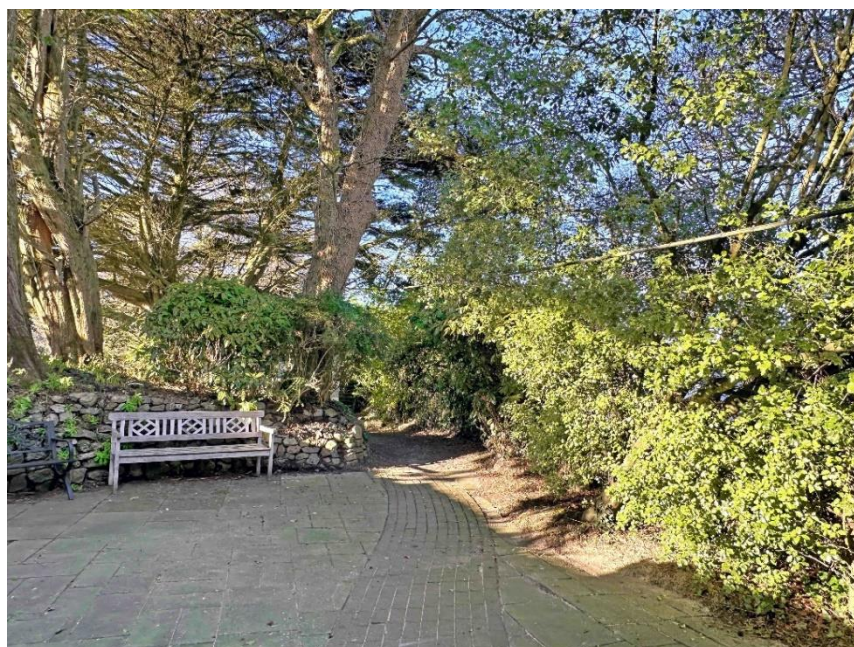
DESCRIPTION

Wye Cottage could not be any more pretty! A perfect chocolate box cottage, but not of the usual proportions, having comfortable room sizes and ceiling heights throughout. The exposed stone and white rendered front elevation surrounds historic multi paned windows on the main façade under a beautifully formed and only about 6 years old thatched roof framed by matching chimneys. The property is set off perfectly by its front garden with

symmetrical small lawns to either side of a granite laid path with larger shrubs and trees framing the house.

The cottage has been well looked after over the years and presents beautifully throughout, with elements of modernisation blending perfectly with the history of the building. The room proportions are good and have many charming features from fireplaces to beamed ceilings, wood boarded floors and multi pane windows.

Another fascinating feature of Wye Cottage is its particularly broad gardens and grounds which extend to about 0.3 of an acre with more formal gardens around the cottage giving way to plentiful parking within a walled area, a long grassed and gravelled driveway and eventually a very accessible small area of woodland. To the front is a garage with three further timber garages found within the grounds that have previously housed classic cars. An electrically gated entrance opens onto the driveway off a side access drive, with the grounds in general having several large trees and a



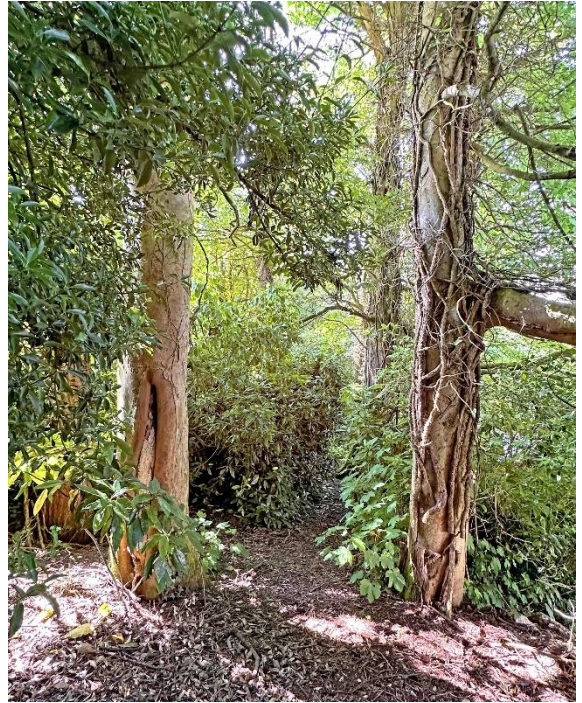
beautiful outlook in both directions over countryside towards woodland. A more charming property, you are unlikely to find.

LOCATION

Tolgulow is an historic hamlet on the fringe of St Day where there are various shops and inns. The property is positioned between the city of Truro and the towns of Falmouth and Redruth allowing for easy commuting access to three of the best served settlements within Cornwall.

The city of Truro is Cornwall's capital and is the main administrative and shopping centre with Cornwall's primary hospital on its outskirts as well as a modern 6th Form college.

Falmouth is Cornwall's main port town with exceptional sailing facilities on hand and beaches stretching along the coast. Redruth also has a large range of facilities including supermarkets and a cinema and is well positioned adjacent to the A30 expressway that runs throughout Cornwall. There are many fantastic walks in the local area surrounding Crofthandy and St Day. The nearby Bissoe Valley is regarded as one of the best locations within Cornwall for horse riding and mountain biking.



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

A half glazed door from the front opens to:-

HALL Recently laid slate floor, turning staircase to the first floor with internal window at half landing height to the kitchen. Further internal window to the dining room. Contemporary electric radiator, two flush fronted oak doors with latches to the dining room and:-



SITTING ROOM – 12'6" x 11'6" Dual aspect including a multi paned window to the front with window seat below and double glazed window to the side with thick slate sill. Woodburning stove set into a stone fireplace with sizeable granite lintel over. Recently laid slate flooring, painted matchboarding to two walls, low level exposed stonework to the walls to either side of the fireplace, contemporary electric radiator, painted beamed ceiling.

DINING ROOM – 12'4" x 11'5" Multi paned window to the front with window seat, one exposed stone wall with inglenook fireplace housing a woodburning stove with granite lintel over. Recently laid slate floor, painted beamed ceiling, painted matchboarding to dado height on two walls. Doorway to:-



KITCHEN – 12' x 6'10" Multi paned window to the rear and two modern roof windows in the recently replaced 'warm' flat roof. High level leaded internal window sharing light with the staircase. Range of cream fronted kitchen units under oiled oak worktops with an undermounted white ceramic sink with chrome mixer tap over. Integrated electric oven/grill with four plate induction hob and stainless steel extractor hood over. Space and plumbing for a washing machine and fridge/freezer. Contemporary electric radiator, recently laid slate floor. Door to a walk-in larder cupboard with slate floor, slate shelving, further painted wood shelving, window to the rear and electrically heated pressurised hot water cylinder. Wood stable door to the rear porch and painted wood door to:-



SHOWER ROOM Large glazed screened shower enclosure with Mira Jump electric shower. Contemporary white wc, white wash basin mounted under a composite stone worktop with chrome mixer tap and painted cabinet below. Full height shelved linen cupboard. Obscured window with tiled surrounds, fully tiled walls to two sides, recently laid slate floor, chrome electrically heated towel rail, painted wood boarding to dado height along one wall, extractor fan.

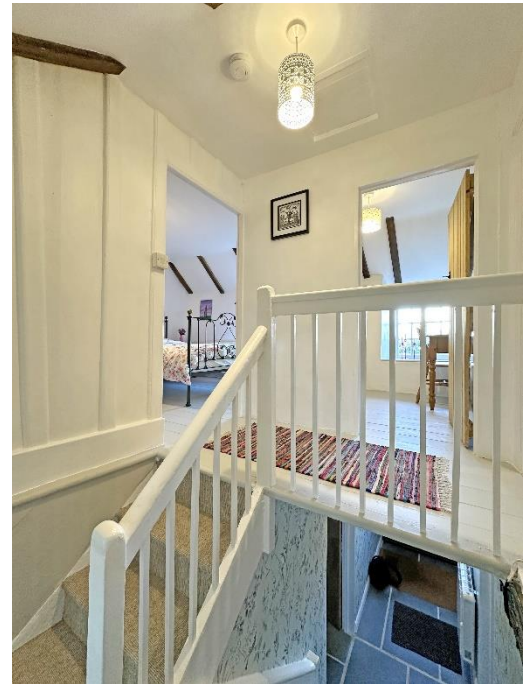


REAR PORCH – 6'7" x 4'1" average Polycarbonate multi layered roof, painted wood doors to both sides allowing this to be a through room aiding access around the property. Fitted shelving along one long wall, recess with electric point possibly ideal for a freezer or as general storage.

FIRST FLOOR

LANDING Approached over a delightful turning staircase under a canopied ceiling with exposed timbers. Painted floorboards, painted wood handrail. Latched wooden doors to:-

BEDROOM 1 – 13'5" x 11'3" Dual aspect including a multi paned window with deep painted wooden sill to the front and double glazed window with deep painted wooden sill to the side. Coppersmith Creations copper double ended freestanding bath with nickel lining and floor mounted mixer tap and handheld shower attachment in front of the side window. Painted floorboards, canopied ceiling edges with exposed timbers and further exposed timbers on the internal wall. Contemporary electric radiator, extractor fan.



BEDROOM 2 – 12'9" x 9'1" Dual aspect including a multi paned window with deep painted wooden sill to the front and further small window with deep painted wooden sill to the rear. Canopied ceiling edges with exposed timbers, painted boarded internal dividing wall believed to be original. Painted wood floorboards, contemporary electric radiator.



BEDROOM 3 / STUDY – 6'9" x 6'3" Multi paned window to the front with deep painted wooden sill, canopied ceiling edge with exposed timbers, painted wood floorboards, contemporary electric radiator, reverse side of the painted boarded wall mentioned in Bedroom 2.

OUTBUILDINGS

BLOCK GARAGE – 14'4" x 8' Pair of timber doors to the front, insulated walls, pedestrian door to the rear, power and light. Of block construction under a flat roof. Approached directly from the roadside with a pull-in area to its front.

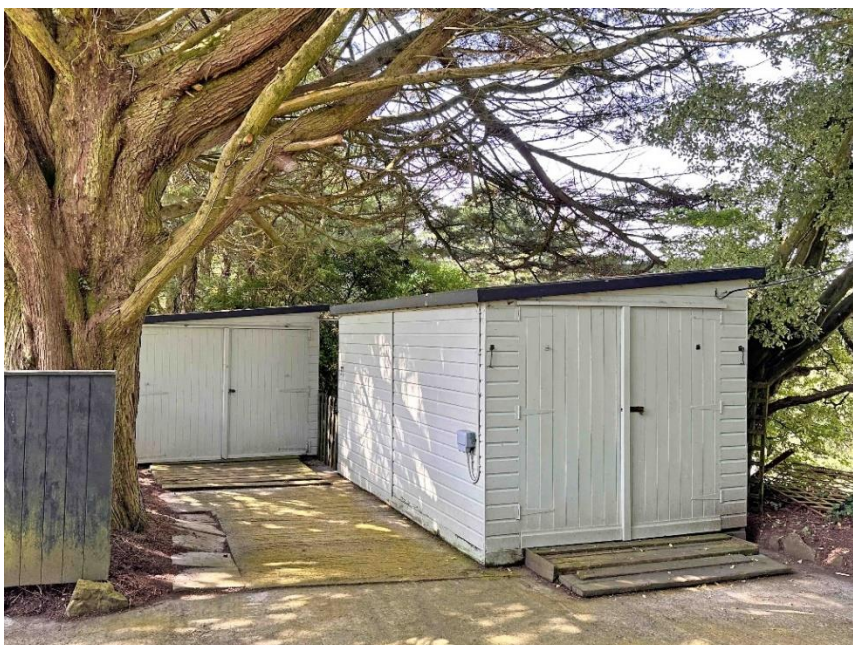
TIMBER GARAGE 1 / WORKSHOP – 23'8" x 7'5"

Of timber construction with floorboards and double doors to either end, to one end partially obscure glazed, additional obscure glazed window to the side, power and light, monopitched ceiling.



TIMBER GARAGE 2 – 13'7" x 7'7" Of timber construction with a monopitched roof, double doors to one end and pedestrian door to the rear. Insulated walls, lighting, internal and external power points.

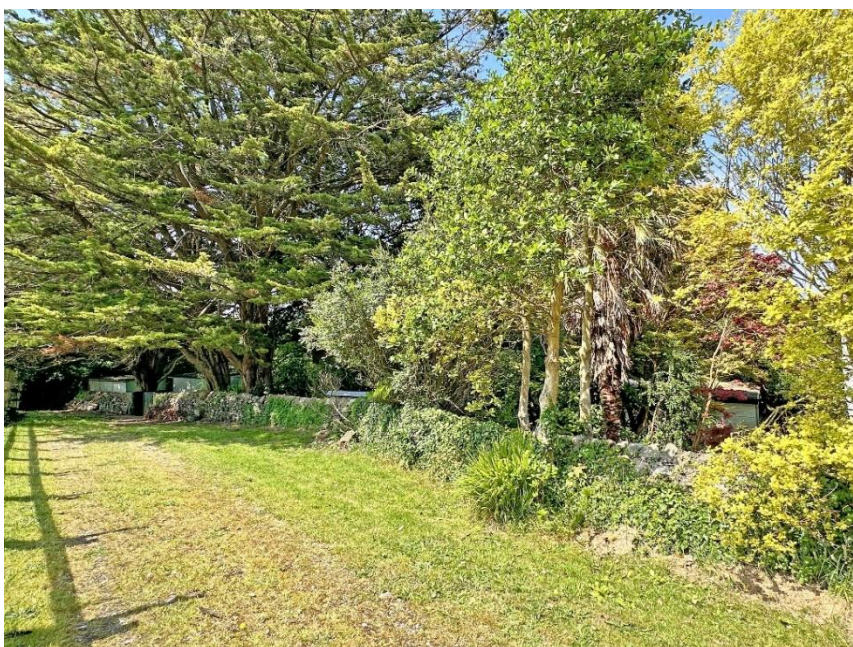
TIMBER GARAGE 3 – 17'10" x 7'8" Of timber construction with monopitched roof. Double doors to one end and pedestrian door to the rear. Window to the side, lighting and power.



WORKSHOP – 13'7" x 5'5" reducing to 4'3" Of stone and block construction under a monopitched steel and polycarbonate roof. Two windows to the front, fitted workbench with vice. Pedestrian doors to either side, power and light.

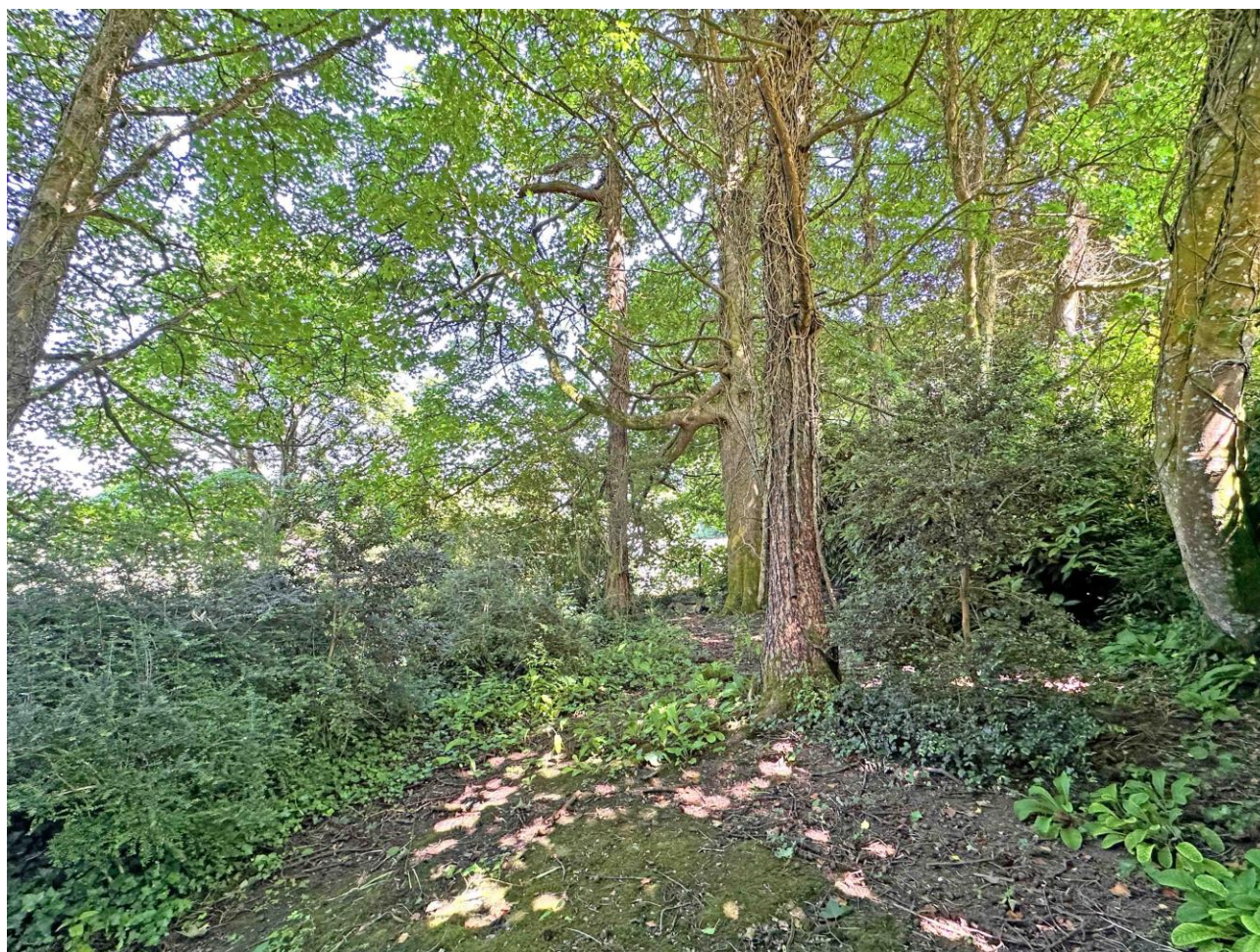
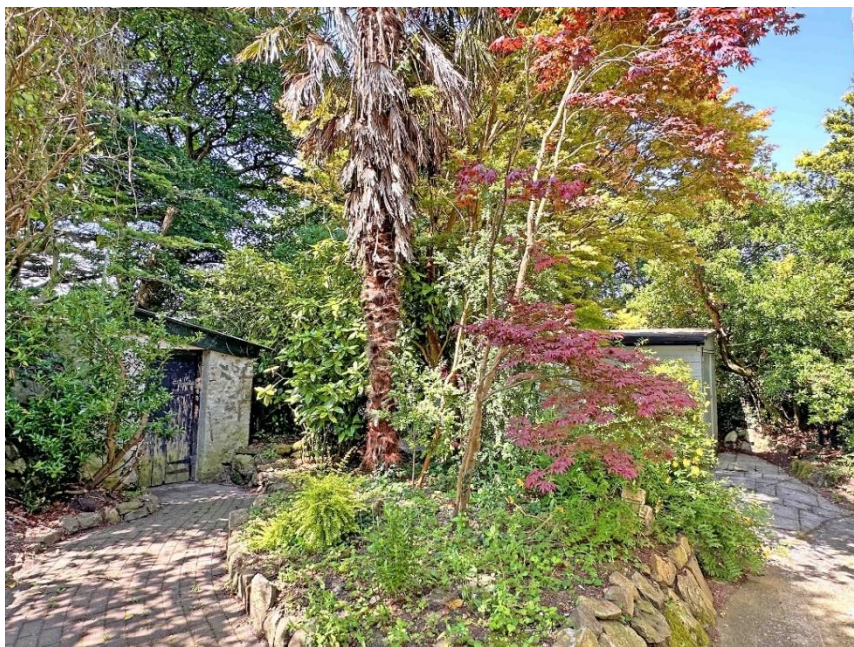
GARDENS

The property is set back behind a very long and at times high stone wall with double pedestrian gates opening onto a granite sett pathway leading to the front door with continuations of the same path to either side of the frontage. In front of the house are picturesque small lawns fringed with mature shrubs and trees giving a classic look to this gorgeous double fronted thatched cottage. Walkways lead around the sides and rear of the house bounded by high stone walls with a



gated courtyard outside of the kitchen with outdoor tap and just outside of this is a log store for the two woodburning stoves. Attractive paved pathway leads through low maintenance beds beside the house with palms and smaller shrubs and trees, giving access to the timber garages and workshop whilst the block built garage is approached directly from the roadside. A larger paved courtyard is found in the shade of some magnificent fir trees creating dappled southerly light.

The grounds can also be approached through an electrically gated driveway to the rear of the property providing plentiful off-road parking with modern post and rail fencing dividing the grounds away from the adjacent fields with woodland beyond. This driveway continues along beside what would have been the original stone walled edge of the grounds before leading to a five bar gate into an area of woodland and also to a pair of timber gates opening to a concreted parking area also giving access to the second and third timber garages with a pathway then leading back to the house.



To the western end of the plot is an easily accessed, open floored slither of woodland with several varieties of mature trees, lower lying shrubs and plentiful spring flowers. This small area of woodland would be easily maintained whilst providing wood for the two stoves in the house and it has an attractive outlook over fields to the north.

In all, about 0.31 of an acre.



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 5PD.

SERVICES Mains water and electricity. Modern electric radiators, two recently installed woodburning stoves. Electrically heated pressurised water cylinder. Private drainage system.

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

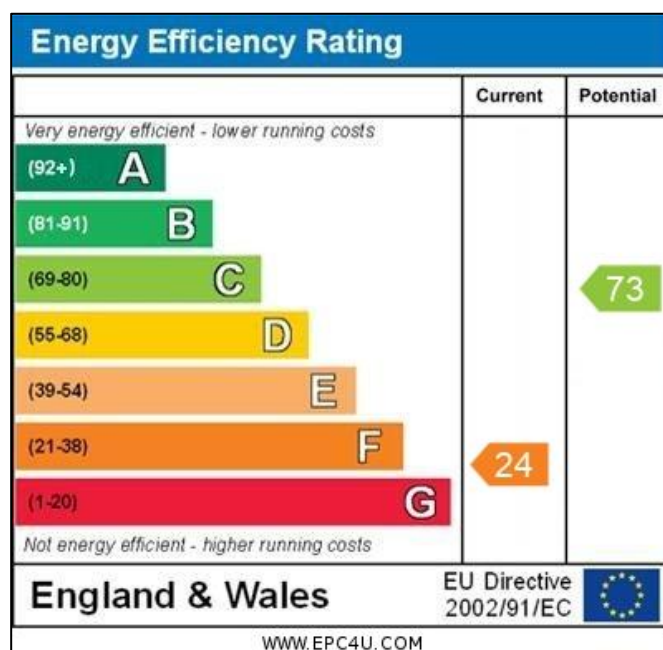
DIRECTIONS From Scorrier take the B3298 towards Falmouth. Drive through woodland and countryside for about $\frac{3}{4}$ of a mile and after rising uphill you will enter the hamlet of Tolgullow with a large white house on the left hand side and Wye Cottage will be seen as the first property on the right hand side after a long and high granite wall. Please park in front of the garage.

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.

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.

Wye Cottage, Tolgullow, St. Day, Redruth

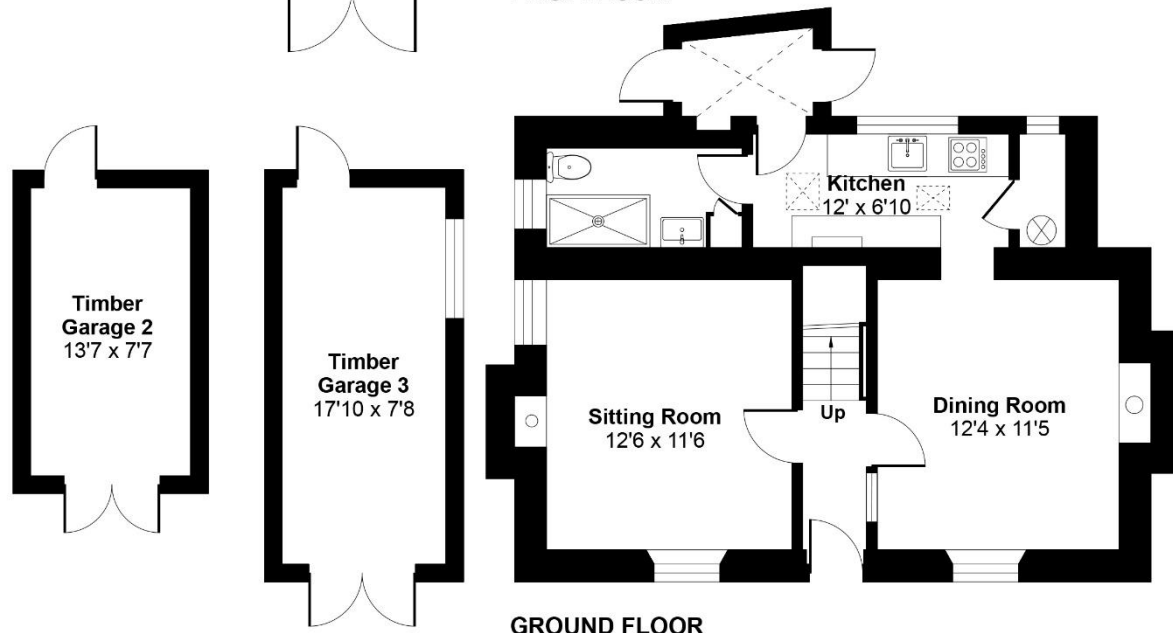
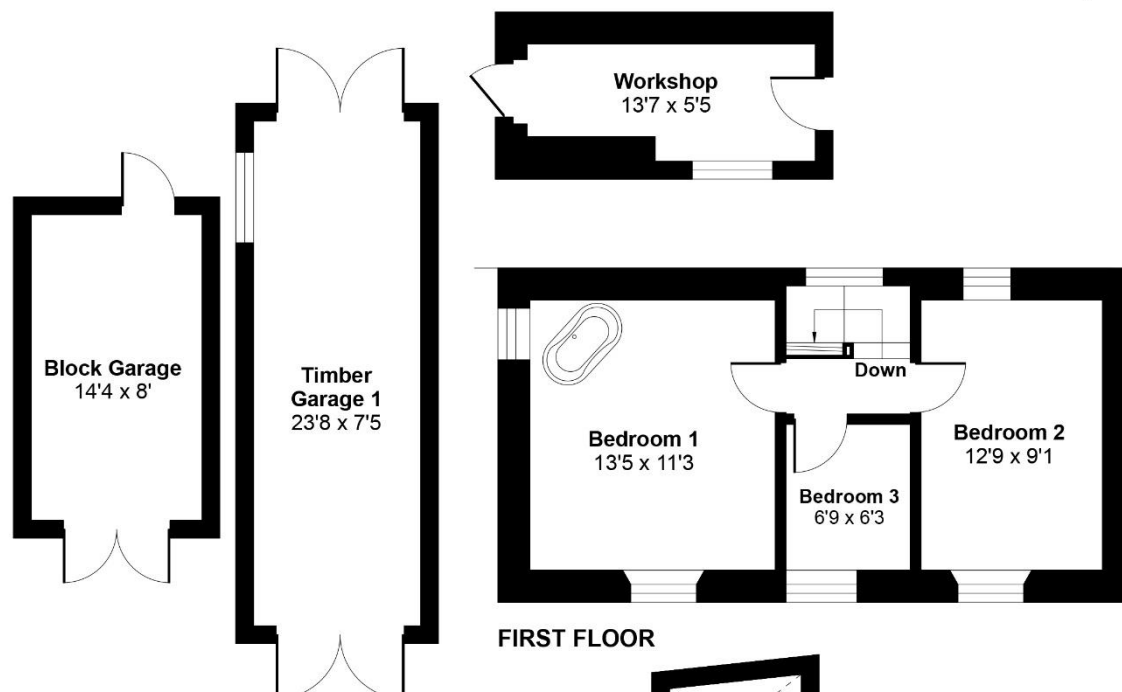
Approximate Area = 875 sq ft / 81.2 sq m

Garages = 536 sq ft / 49.7 sq m

Workshop = 74 sq ft / 6.8 sq m

Total = 1485 sq ft / 138 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024. Produced for Lillicrap Chilcott. REF: 1075633

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



