



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9872

Offers around £1,250,000

Hillside,
Idless, Truro, Cornwall, TR4 9QT

FREEHOLD



Occupying a truly magical countryside setting, just minutes' drive from the centre of Truro; a delightful, detached period non-Listed house with versatile, 4 bedroomed, 3 bath/shower roomed accommodation of circa 2,800sq.ft. in exquisite gardens of about 1.2 acres. A picturesque house, the subject of extensive improvements during our clients' ownership, with tennis court, studio and further outbuildings. A very private home within walking distance of Idless Woods and very accessible to schooling and hospitals.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, drawing room, kitchen, breakfast conservatory, dining room, sitting room, wc.

First Floor Landings, principal bedroom en-suite, 3 further bedrooms (1 en-suite), bath/shower room, laundry room.

Outside Large parking area with space for numerous vehicles. Part cobbled courtyard garden to the front, further terraces and patios around the house. Extensive lawned garden bounded by many mature trees and flowering shrubs. Fenced all weather tennis court. Detached studio. Outbuildings including stores, sheds, tractor shed, workshop and woodstore.

In all, about 1.2 acres.

DESCRIPTION

For those looking for sanctuary and a feeling of privacy and space, yet still wanting to be close to the hub of Truro, Hillside is surely perfect. This very interesting house has evidently grown over the years with each part adding to the useability as well as the look of the house

with its multi pane windows and doors, hipped roofs and brick chimneys whilst opening to the garden are two extensively glazed rooms.



The layout has been amended and improved by our clients to create rooms with distinct atmospheres that also interact seamlessly. The large high quality kitchen has plentiful space for a sitting or breakfast area and opens through to a conservatory style room which is currently used as the breakfast room and day living space. Adjacent to this is a more formal dining room in addition to the large drawing room and sitting room, both of which have French doors out to terraces. A central hall with granite columns connects the rooms together and provides access to the two staircases.



One of the staircases rises past an arched window to a landing giving access to a laundry room and the very large principal bedroom off which is an equally proportioned en-suite. The other staircase leads to the three further bedrooms, one of which is en-suite and the main family bathroom.

The house is only part of the allure with Hillside as it has beautiful lawned gardens overlooked by the house with surrounding trees, hedging and flowering plants and an outlook beyond to countryside around Idless Woods. In addition, there is an all weather tennis court and several outbuildings plus plentiful driveway parking. This amount of space and tranquillity so close to Truro is not easy to come by.





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 canopy protects a painted wood front door opening to:-

RECEPTION HALL – 11'8" x 8' Slate flagged floor, high painted beamed ceiling, window to the front courtyard, turning staircase with arched window at half landing height leading to the principal bedroom with space below for coats etc. Two impressive granite columns creating an opening to a further generous hall. Doors to a store cupboard, wc and:-



DRAWING ROOM – 22'3" x 19'2" reducing to 12'5" Triple aspect of double glazed multi pane windows and two pairs of multi pane glazed (not double glazed) doors opening to the front granite courtyard and side slate paved terrace. High painted beamed ceiling, granite inglenook fireplace with inset woodburning stove and deep granite hearth. Floor hatch and ladder down to a sizeable store.



WC White wc, white wash basin with period style taps set over a cabinet. Recessed wall cabinet, slate flagged floor, extractor fan, automatic light.

INNER HALL Second staircase to the first floor, painted beamed ceiling, dado rail and wall mouldings, reverse of the granite columns described earlier, pair of multi pane glazed doors to the dining room, mostly glazed door to the kitchen and further door to:-

SITTING ROOM – 16'3" x 13'1" Dual aspect including a double glazed window to the side and further window and multi pane glazed double doors opening to the front courtyard.

Fireplace with granite lintel and deep granite hearth housing a woodburning stove. Recessed book shelving.

DINING ROOM – 14'2" x 13'6"

High monopitched ceiling, extensive glazing with large multi pane windows to the garden side and a pair of glazed doors opening to the garden terrace. Further internal pair of glazed doors to the breakfast room. Quarry tiled floor, painted wood boarded walls with dado rail, small internal multi pane window to the reception hall.



KITCHEN – 23'8" x 14'4"

Slate flagged floor, dual aspect including a larger multi pane window to the front and two small ones to the side with deep wooden sills. Additional internal window and glazed door through to the largely glazed breakfast conservatory. White and grey fitted range of kitchen units including sizeable larders and an island under a mix of white composite stone worktops and granite worktops with an undermounted white ceramic sink with brushed steel mixer tap over.



Space for a large range cooker with stainless steel professional style extractor hood over. Integrated Fisher & Paykel two drawer dishwasher. Fisher & Paykel American style stainless steel fridge/freezer. Plentiful space in the room for seating or a table. Understairs store cupboard.

BREAKFAST CONSERVATORY – 13'5" x 13'5" Entirely double glazed monopitched roof with painted timber structure, two large multi pane windows to the garden side and a pair of glazed doors opening to the terrace with garden beyond. Karndean oak effect parquet style flooring. Painted woodboarded walls, fitted shelving and bookcase with wooden countertop.



FIRST FLOOR

The staircase from the reception hall rises to:-

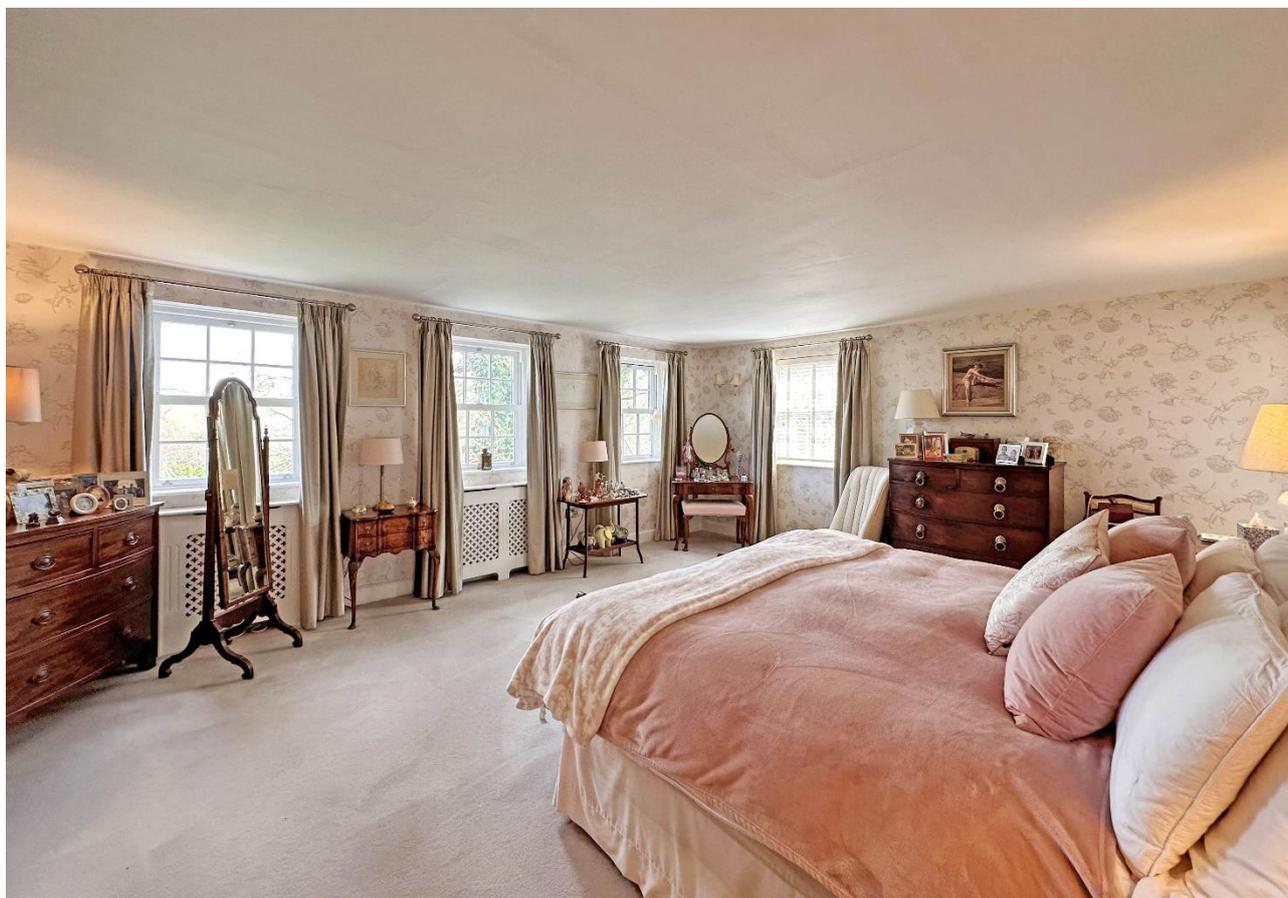
PRINCIPAL BEDROOM LANDING Lit by the arched window at half landing height, monopitched ceiling, thermostatic heating control. Discreet small door to bedroom 4 and full width doors to the laundry and:-

PRINCIPAL BEDROOM – 19'3" x 15'7" Four double glazed multi pane windows overlooking the gardens plus a further small high level window. Pair of doors to:-

EN-SUITE SHOWER ROOM – 16'4" x 6'3"

Three double glazed windows on two elevations. Large glazed screened walk-in shower enclosure with ceiling mounted rain head mixer shower and additional shower head on a rail. Contemporary white wc, his and hers white wash basins with chrome mixer taps set over a range of cabinets with areas of composite worktop. Chrome heated towel rail, space for a dressing area, recessed shelving, access to loft space.





LAUNDRY – 7'7" x 4'6" Window to the front, fitted shelving and hanging rail. Space for a washing machine and tumble dryer.

The staircase from the inner hall rises to:-

SECOND LANDING Multi pane double glazed window overlooking the gardens and countryside beyond. Access to loft space. Doors to the three bedrooms, bathroom and:-

WALK-IN AIRING CUPBOARD – 7' x 3'4"

Modern pressurised hot water system and digital controllers. Deep slatted wooden shelving.

BEDROOM 2 – 14'7" x 11' Dual aspect including a double glazed window to the front and smaller multi pane window to the side behind a fitted dressing area. Fitted wardrobes and cupboards as well as book shelving. Door to:-



EN-SUITE SHOWER ROOM White tiled and glazed screened shower enclosure with Mira Jump electric shower. Modern white wc and pedestal wash basin with chrome mixer tap. Window to the side, extractor fan, chrome heated towel rail.

BEDROOM 3 – 14' x 12'9" Dual aspect including a double glazed window to the front and multi pane window to the side overlooking the front courtyard. Extensive fitted wardrobes and shelving. Former interconnecting door with bedroom 2 now closed off.



BEDROOM 4 – 11'9" x 9'5" Double glazed multi pane window overlooking the gardens with countryside beyond, fitted wardrobes and shelving. Doors to both landings.

BATH / SHOWER ROOM Large glazed screened shower enclosure with Mira Zia electric shower. White panelled bath with period style mixer tap and handheld shower. White period style wc and matching wash basin by Heritage with period style mixer tap set onto a white tiled counter with cabinet below. Double glazed multi pane window overlooking the garden with countryside beyond. Chrome heated towel rail.



OUTSIDE

The property is approached over an initially cobbled and then tarmaced driveway between curving stone walls. A large parking area provides space for numerous vehicles and access into the garden. A gate leads through the wall to the part cobbled and part granite block floored picturesque front courtyard with raised planted beds and surrounding high stone walls.

To the rear of the property is a near full width paved terrace with further paved terrace to the side enjoying afternoon sun. The main terrace looks out over a picture perfect lawned garden surrounded by deep planted beds which are backed by an array of specimen trees with views beyond to countryside. Discreet corners are more heavily stocked giving differing places to sit and enjoy the garden surrounded by colour.



Beyond the main garden is an open floored copse filled with all manner of spring flowers including bluebells. Beside this are growing beds and an excellent studio outbuilding very discreetly tucked away from the house. In addition, there are various modern outbuildings around a further tucked away gravelled and part concreted yard providing workshop and storage space with a further access out onto the quiet country lane.





To the southern side of the lawn and set below it, is a fenced all weather tennis court.

In all, about 1.2 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. Private drainage. Oil fired boiler providing domestic hot water and radiator heating.

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

DIRECTIONS Following the B3284 out of Truro through Kenwyn, turn right onto Higher Trehaverne signed to Idless. Follow this road past the primary school and where signed turn left to Idless. Drive along this quiet country lane until reaching the hamlet of Idless

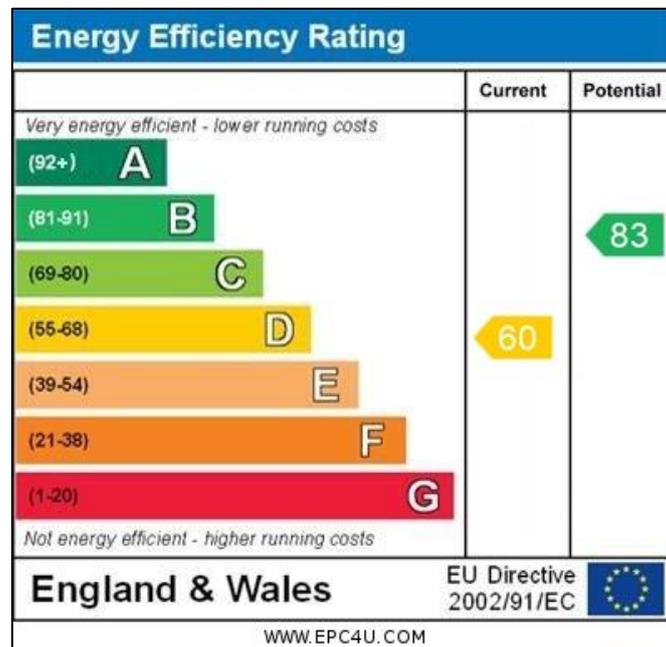
taking the second left hand turning in the centre of the hamlet. Hillside is the second property on the right hand side.

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.

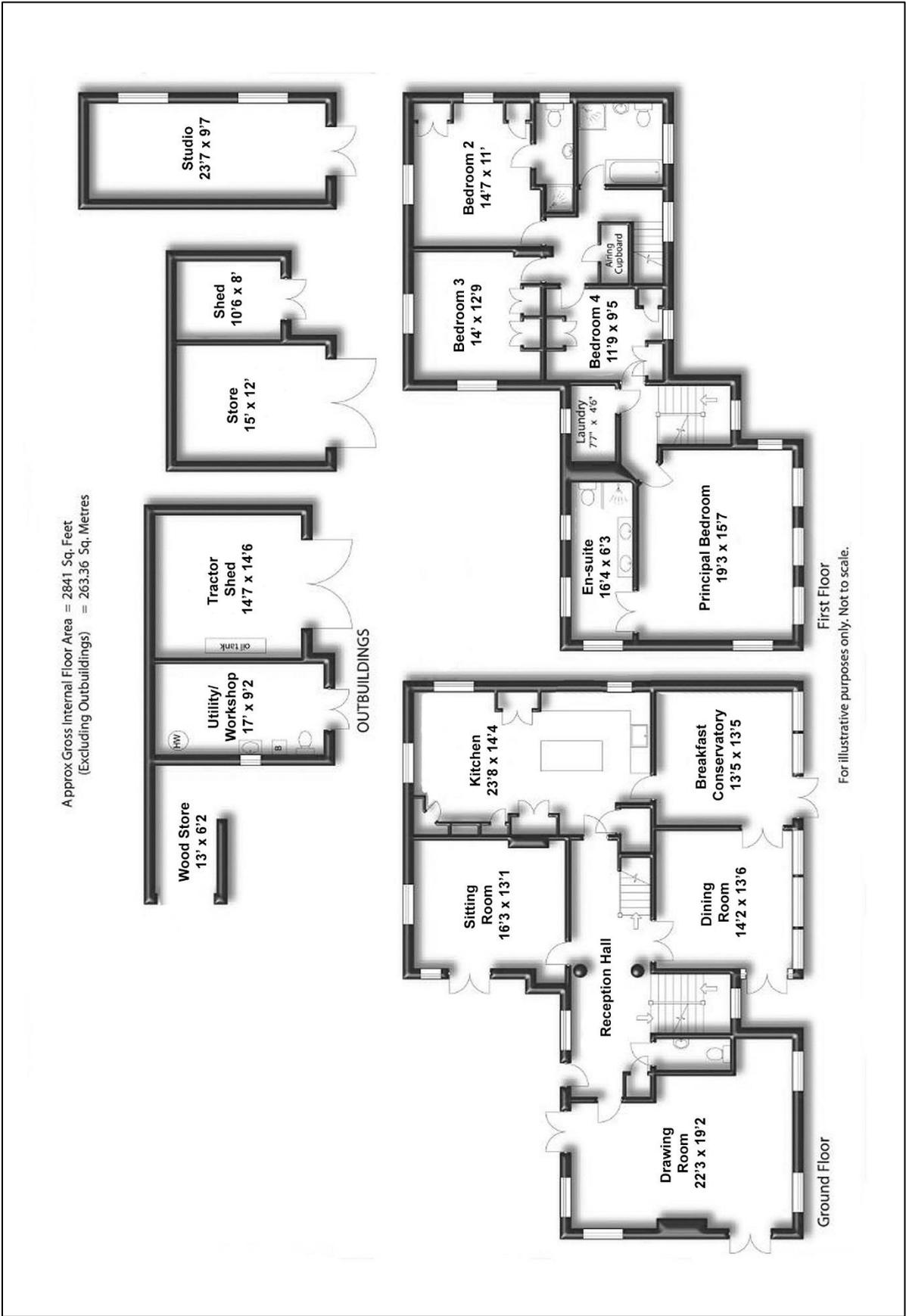
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



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

