



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9932

Offers around £900,000

Quillet Cottage
Trenwheal, Leedstown, Hayle, Cornwall, TR27 6BP

FREEHOLD



A blissful countryside retreat, consisting of a gorgeous much improved 3 bedroomed extended detached cottage with 1 bedroomed detached annexe, separate chalet/studio and various outbuildings in long established gardens and grounds of about 2 acres. Found at the end of a no-through country lane, enjoying peace, privacy and seclusion, yet only 15 minutes' drive from St Ives Bay on the north coast and Porthleven, Praa Sands and Marazion on the south coast.





SUMMARY OF ACCOMMODATION

Ground Floor Living/dining room open-plan to the kitchen, sitting room, sun room, rear hall, double bedroom, shower room, utility room.

First Floor Generous landing, 2 double bedrooms, bathroom.

DETACHED ANNEXE

Open-plan bed sitting room, kitchenette, shower room.

DETACHED CHALET

Open-plan bed sitting room, kitchenette, shower room.

Outside Extremely beautiful level gardens predominantly to the south of the house with lawns dotted with specimen trees, deep flowering beds, mature shrubs, profusely stocked formal geometric beds, small orchard and cottage gardens immediately surrounding the cottage itself. Patios around the cottage and dining/entertaining terrace, partly covered, with pizza oven, overlooking a pond. Hikki Bohemen Swedish woodfired hot tub positioned to enjoy the sunsets over the valley, available by separate negotiation. Two generous parking areas. Meadow to the west of the garden with polytunnel, growing beds, large open fronted store, shed and wildflower area.

In all, about 2 acres.

DESCRIPTION

Quillet Cottage is a traditional stone faced and slate roofed double fronted cottage of beautiful appearance that has evidently been extended to now provide much larger accommodation befitting of its splendid setting. Formerly a nurseries, the gardens are some of the prettiest and most tranquil you will find anywhere with all manner of well established species arranged into thoughtfully created beds to the backdrop of mature specimen trees and all with a view out over countryside to the west. Beside the gardens is a gently sloping meadow where one can grow one's own produce and walk amongst the wildflower beds.



The cottage has been sympathetically improved to craftsman's standards whilst retaining the character of the original. A semi open-plan arrangement of living room, dining room and solid oak kitchen create a hub for the home with an additional sitting room then opening through to a sun room adding more space and a slightly more contemporary feel. The ground floor also has a double bedroom, shower room and a utility room/rear hall. The character of the building has



been retained with fireplaces, alcoves, painted beamed and boarded ceilings and deep window reveals but unlike many cottages the spaces are filled with light with most of the windows being double glazed and instead of dark woods there are engineered light oak floors and light oak contemporary versions of braced doors with chunky steel latches and hinges. In addition to the ground floor accommodation, there are two double bedrooms and a bathroom on the first floor with potential to create an additional en-suite, subject to all necessary consents.

Close to the cottage is a detached single storey annexe with large bed sitting room, kitchenette and shower room. This has proved to be perfect overflow accommodation and a work from home studio. Towards the southern end of the gardens, set behind a deep planted bed, and with its own parking area, is a chalet which was built for the nurseries as a studio and then was latterly used for holiday letting, although permission is not in place for this purpose.



The Chalet presents very smartly indeed with a large open-plan room with kitchenette and shower room off. Our clients have recently approached Cornwall Council Planning Department for pre-application advice under Reference PA22/02078/PREAPP which was deemed to be positive, for the creation of an additional detached dwelling in this location and this is something a new owner could look further into in the future. Quillet Cottage also benefits from a range of outbuildings immediately to its rear providing the workshops and store rooms necessary for a life in the countryside.

For those looking to escape from it all and live in a remarkably picturesque setting with a cottage as beautiful as its grounds then we thoroughly recommend a viewing of Quillet Cottage as opportunities such as this are a true rarity.



LOCATION

Trenwheal is a former farming hamlet found down a no-through lane in a delightful untouched area of countryside between the north and south coasts. The property is near equidistant between Leedstown and Nancegollan, both of which have primary schools with Leedstown also having an inn. The surrounding area is off the usual tourist routes making it much quieter in the summer months than other parts of Cornwall, however both north and south coasts are within 6 miles drive. Closer by are Godolphin and Tregonning Hills which both offer sensational walking with views to both the north and south coasts from their peaks and they are in the hands of the National Trust and Cornwall Heritage Trust making them publicly accessible.

Porthleven, around 6 miles away on the south coast, is a highly regarded harbourside town with numerous shops, cafés and restaurants which has gained a reputation as a gastronomic hub. The famous pier and church by the harbour mouth are often photographed during large storms and Porthleven is also home to Cornwall's best surfing reef break. Porthleven stands at the northern end of Porthleven Sands, a very long sandy beach which in part creates Loe Bar with Loe Pool behind it being part of the National Trust Penrose Estate which stretches all the way to the larger town of Helston. Helston, 5 miles away is the area's 'capital' with a full range of schooling for all ages, trading estates, out of town

supermarkets and many individual retailers and cafés amongst its historic streets. Helston is also regarded as the gateway to the Lizard Peninsula which varies from dramatic windswept cliffs on the southern coast to picturesque, wooded creeks on the north around the Helford River.

Marazion with its long beach and famous St Michael's Mount is around 8 miles away on the south coast whilst St Ives Bay and Hayle are around 6 miles away to the north, with Hayle providing a further large range of local shops and restaurants as well as an out of town retail area with a Marks & Spencer, Boots and Next stores. Hayle has a mainline railway station with direct trains to London Paddington and the A30 expressway passes Hayle giving swift access throughout the county.

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

A pretty slate roofed canopied **PORCH** with slate capped half height walls to either side protects a painted wood door with four pane window opening to:-

LIVING / DINING ROOM – 20' x 10'9" Two multi pane double glazed windows to the front both with deep sills. Fireplaces to either end of the room, one housing a woodburning stove with exposed granite lintel and broad slate hearth below. The other larger painted granite fireplace houses a cream solid fuel Rayburn range cooker ideal for use in the winter months when it can also provide warmth. Painted beamed and bordered ceiling, turning staircase to the first floor, fitted cabinet with shelf over. Deep recess to one side of the smaller fireplace and a walkway through to the sitting room to the other. 6' wide opening creating an open-plan feel to:-



KITCHEN – 12'1" x 9'4" Dual aspect of double glazed multi pane windows to the side and rear. Painted solid oak range of kitchen units under oak block worktops with matching upstand and white ceramic sink and drainer with chrome mixer tap over. Bosch electric oven/grill with four plate Bosch ceramic hob over and wall mounted extractor. Concealed integrated fridge. Oak flooring. Oak door with period style latch to:-



BOOT ROOM / UTILITY –

9'5" x 9' Painted period wood door to the rear with slate floored entrance area and plentiful space for coats and shoes. Matching range of units to those found in the kitchen under oak worktops with a white ceramic sink and drainer with chrome mixer tap over. Cream tiled splashbacks, double glazed multi pane window to the rear. Space and plumbing below the worktop for a washing machine and tumble dryer. Oak flooring, sun tube, hall off with modern period style oak doors with beautiful contemporary versions of period door furniture including latches to bedroom 3, shower room and:-



SITTING ROOM – 12'10" x 11'5" Multi pane sash window to the front, 4' wide opening to the sun room throwing in more light. Walkway through from the living/dining room beside the fireplace. Granite fireplace with inset woodburning stove and slate hearth. Deep white mantel over and display alcove to one side.



SUN ROOM – 13'9" x 9' A light filled space taking in views across the garden and the adjacent lightly wooded valley to countryside. Large double glazed multi pane windows and a door to the south facing sun terrace. Oak flooring, high monopitch white painted wood boarded ceiling. One exposed granite wall.



BEDROOM 3 – 11' x 10' Multi pane window to the west side, fitted white painted wardrobes and cupboards with recessed mirror.



SHOWER ROOM – 7'4" x 6'6" Large curving glazed screened and tiled shower enclosure with period style chrome rain head mixer shower. White period style wc and matching pedestal wash basin with chrome taps. Double glazed multi pane window to the rear, extractor fan, oak floorboards.

FIRST FLOOR

LANDING A sizeable landing giving plentiful space for a desk or as a reading area as it is currently used. Part canopied ceiling with white painted timbers, double glazed multi pane window facing south over the garden. White painted balustrade galleried over the staircase. Matching doors to those found throughout the house to:-



BEDROOM 1 – 12'10" x 11'5" Dual aspect of multi pane windows (one double glazed) facing south and west over the gardens and countryside. Fitted wardrobes, canopied ceiling edges, door to the eaves storage with potential to create an en-suite subject to all necessary consents. Access to loft space, controller for the solar hot water system.



BEDROOM 2 – 12'3" x 8'2"

Dual aspect of double glazed multi pane windows facing east and south over the garden. Recessed wardrobes, two oak topped shelves, canopied ceiling with painted timbers.

BATHROOM White claw footed slipper bath with period style floor mounted chrome mixer tap and additional handheld shower. Period style white wc and matching pedestal wash basin with chrome taps. Part canopied ceiling with white painted timbers and two Velux roof windows. Broad high level shelf/display area, extractor fan, white painted floorboards.





THE ANNEXE



BED SITTING ROOM – 14'8" x 10'6" Double glazed multi pane windows on two elevations. Painted wooden door with latch to the shower room and doorway to:-



KITCHENETTE – 4'10" x 4'6" Painted fronted units with oak block worktops over and circular stainless steel sink with chrome mixer tap over. Double glazed window to the side. Concealed oil fired boiler providing hot water and heating to the annexe and heating to the main house.

SHOWER ROOM Glazed screened and tiled shower with chrome rain head mixer shower. White wc, white pedestal wash basin with chrome mixer tap. Oak flooring, extractor fan, access to loft space, obscured double glazed window.

THE CHALET

Of insulated timber construction with a full width veranda to the front beside a very deep planted bed edged with box hedging and steps from the veranda to the garden. Glazed double doors from the veranda open to:-

BED SITTING ROOM – 14'8" x 12'5" Dual aspect of multi pane windows overlooking the gardens. Painted white wood boarded walls and ceiling. Door to the shower room and doorway to:-





KITCHENETTE – 6'5" x 6'4" Painted fronted range of base level units under oak block worktops with a stainless steel sink and drainer and chrome mixer tap. Space for a freestanding fridge and electric cooker. Multi pane window, painted wood boarded walls and ceiling.

SHOWER ROOM Tiled walk-in shower enclosure with electric shower. White wc, white pedestal wash basin with chrome taps. Obscured multi pane window, white painted wood boarded walls and ceiling with extractor fan.

WORKSHOPS AND STORES

Part stone and part painted rendered blockwork providing excellent outbuilding space under a pitched roof. Individual pedestrian doors open to:-

WORKSHOP 1 – 8'3" x 8'1" Windows on two elevations, power and light.



WORKSHOP 2 – 9'3" x 7'9" Window to the front, fitted workbench and wall mounted shelving. Power and light. Access to roof space. Doorway to:-

STORE / GYM – 9'6" x 6'8" Window to the front, power and light.

WOODSTORE – 8'4" x 6'8" Light.

GARDENS AND GROUNDS



The property is found towards the end of a lane which only leads to a field beyond Quillet Cottage and off this lane two entrances lead to two separate parking areas giving plentiful off-road parking and turning space. The gardens at Quillet Cottage, organic for many years, are some of the most beautiful to be found anywhere with areas of open lawn dotted with specimen trees, very deep beds, flowering shrubs, natural surrounding hedgerows and trees (coppiced for firewood), secluded and sheltered corners and more open sunny spaces facing the views.

Immediately around the house and the annexe are smaller shaped lawns with various beds and pathways leading amongst them. On the south facing front of the cottage is a planted topped low stone wall with a mature red acer amongst flowering grasses, heathers and many other species along its top. An arch clothed with white clematis leads through to a slate paved terrace in a slightly elevated position overlooking formal rectangular beds surrounded by lawns with some of the plants on show including dwarf rhododendrons, azaleas, roses, forget-me-nots and wildflowers including wild onion, lemon balm, mint and comfrey. Beyond

this, an opening leads through a low stone wall to the meadow and a mature apple tree with end on slate walkway below it leads up to a flowering fruit garden with an open outlook across the valley to the west. Further pathways from here link back to the main garden between the cottage and The Chalet with shrub and flowering beds dividing areas of lawn. Within the more open areas is a tall weeping willow, a rare specimen pine tree, acer and other varieties.



Closer to the cottage is an easily approached entertaining area with a large part covered patio and pond. To the rear of the patio is a pizza oven and a covered area for seating.



Closer to The Chalet is the location of a former glasshouse beside the larger of the two parking areas and here there are two outdoor water taps with various others throughout the garden along with power. At the far southern end of the garden away from the cottage are composting traps and a vehicular width entrance to the meadow. The meadow sweeps away to the western side fringed with treelined boundaries. The lower part has mown paths through wildflower areas with three silver birch trees amongst other young specimens to the far boundary. Closer to the cottage are six sleeper edged growing beds for vegetables beside a polytunnel with water tap beside in addition to a large timber shed and covered general store area.

POLYTUNNEL – 35' x 14' Of modern construction with double doors to either end, growing beds to either side and down the centre.

TIMBER SHED – 14' x 10' Concrete base and ramp leading to double doors. Two windows to one side.

COVERED STORE – 16'6" x 11'6" approx. Corrugated steel monopitch roof. Ideal as a log store.

In all, about 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 TR27 6BP.

SERVICES Mains water and private well. Mains electricity. Oil fired boiler providing central heating to the principal cottage and central heating and hot water to the annexe. Solar preheated hot water with electric immersion to the cylinder for the cottage. Two woodburning stoves and solid fuel Rayburn providing additional heating and optional cooking in the cottage. Electric hot water and heating in The Chalet.

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

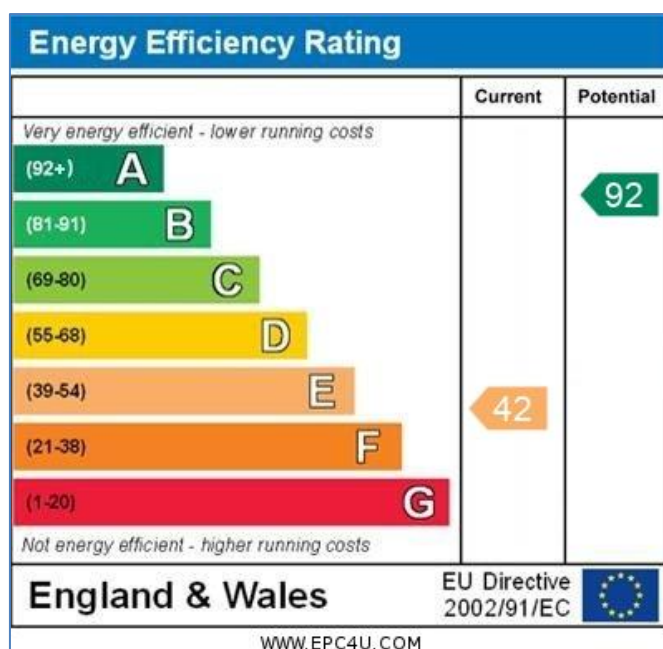
DIRECTIONS From Leedstown proceed towards Helston, descending into a valley and then as you rise out take the first left hand turning signed to Trenwheal, Drym and Horsedowns. Follow this road for a few hundred metres then turn left onto a no-through road signed to Trenwheal. Upon entering Trenwheal there is a farmhouse and barn conversion on your right hand side, after which turn immediately right onto a lane between the houses. After Chapel Cottage and Orchard View turn into the first of the two driveway entrances on the left hand side (both owned by Quillet Cottage), signed The Hut, and park in front of The Chalet where you will be met.

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.

Quillet Cottage, Trenwheal, Leedstown, Hayle

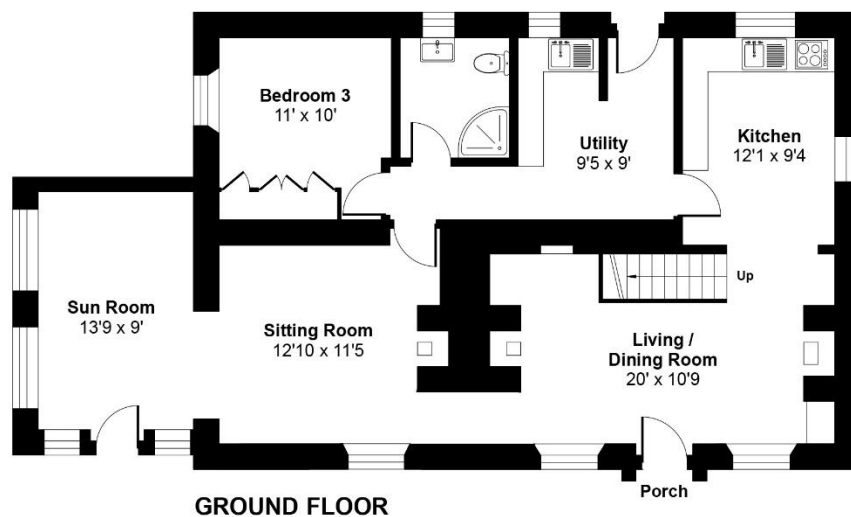
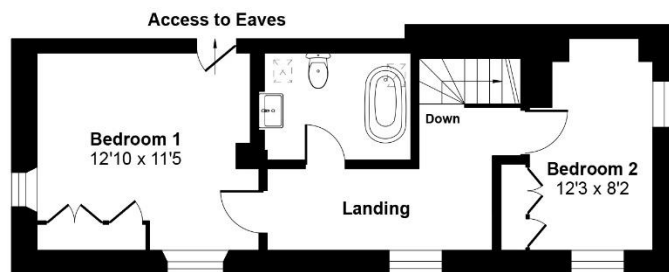
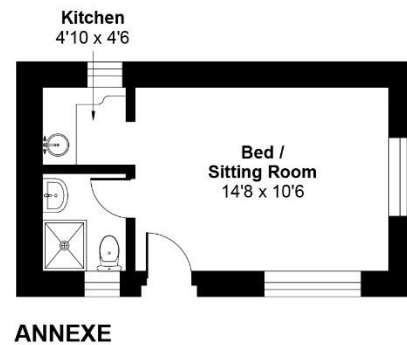
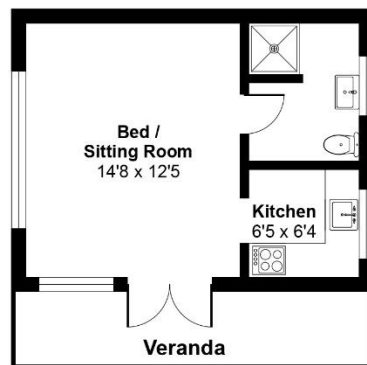
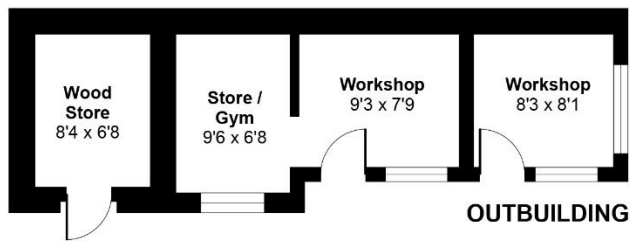
Approximate Area = 1390 sq ft / 129.1 sq m

Chalet & Annexe = 497 sq ft / 46.1 sq m

Outbuilding = 259 sq ft / 24 sq m

Total = 2146 sq ft / 199.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillicrap Chilcott. REF: 1119763

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