



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10109

Guide Price £645,000

Sevenstones,  
Cox Hill, Chacewater, Truro, TR4 8LY

**FREEHOLD**



**An exemplary, much improved and extended 3 bedroomed house with extensive living accommodation, set in beautiful gardens and grounds of about 1.1 acres. Situated in a convenient yet tranquil rural setting with gated driveway parking for several vehicles, beautifully maintained gardens, along with a detached block outbuilding, stables and level paddock.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, utility, ground floor wc, kitchen/dining room, study, living room, family room.

**First Floor** Principal bedroom, 2 further double bedrooms, family bath/shower room.

**Outside** Gated driveway with crunchy gravel drive leading to the parking area for numerous vehicles. Large level front lawn with high hedging. To the rear, broad patio with steps ascending to the level lawned and extremely private rear garden. Large detached block built outbuilding with five storage rooms. Beyond the formal garden gates open to a rear paddock encircled by high hedging and mature trees. To one end is a large detached timber stables.

### **DESCRIPTION**

Sevenstones is situated on the outskirts of Chacewater only a short drive from the cathedral city of Truro.

Accessed off a quiet country lane, a pair of five bar timber gates open to a long crunchy gravelled driveway which culminates in a parking area for several vehicles.

Sevenstones is a characterful extended house, attached on one corner to the neighbouring property, with white rendered main façade and to the rear, has beautiful, exposed brick and stone elevation. Planning permission was approved in 2018 but has since lapsed for an extension over the family room as well as a log cabin in the paddock.

The accommodation, which is immaculately presented comprises on the ground floor, entrance hall, with underfloor heating with steps up into the utility and wc. Beautifully appointed kitchen/dining room with electric underfloor heating with delightful views over the front garden. From the kitchen, a square arched opening leads to a snug/study and in turn leads through to the living room with exposed painted beams and open fireplace. A stable door from the living room opens to the broad south facing patio and rear garden and beyond the living room is the family room which is a light filled and extremely versatile room.

On the first floor, the principal bedroom is to the rear, south facing elevation with a further double bedroom also overlooking the rear garden. To complete the first floor accommodation is a further double bedroom, and a recently updated and superbly appointed family bath/shower room, with an airing cupboard. Also off the landing is a useful storage cupboard.

Externally, to the front is a large level lawn beside the driveway, with tall hedging along the boundaries for a high degree of privacy and throughout the lawn are sapling fruit trees interspersed with more mature specimens.

To the rear of Sevenstones, is an extremely private south facing broad patio and lawned garden as well as an attached run of block storage outbuildings.

Beyond the formal gardens is a level paddock, with fencing and mature trees surrounding and to one end detached timber stable block. To the southernmost boundary a gate opens onto a bridleway giving easy access to the paddock and stables.

**In all, the gardens and grounds extend to about 1.11 acres.**



## **LOCATION**

Sevenstones occupies a tranquil rural setting, surrounded by rolling countryside, just a short drive from the village of Chacewater, which as a village provides local shops and a pub together with a primary school and is situated in turn on the outskirts of the cathedral city of Truro which provides an extremely wide range of leisure, commercial and retail facilities both from its popular city centre with its eclectic mix of national stores and small trading shops to larger out of town trading estates and retail parks.

The popular seaside village of St Agnes with its beautiful beaches and coves is a little over six minutes' drive away whilst further along the north Cornish coast is Porthtowan with its trendy beachside bar (The Blue Bar). Truro city has Cornwall's largest hospital which is also within easy reach of the property and the mainline railway station that provides a direct link to London Paddington (travel time approximately 4½ hours) is only a short distance away. Truro also provides excellent state and private schooling.

To the south lies the picturesque port and town of Falmouth with its large estuary waters (The Carrick Roads) which provide some of the best and safest day sailing waters in the country, whilst the myriad of creeks between Falmouth and Truro provide excellent sailing waters and picturesque creek and riverside walks.

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

From the crunchy gravelled parking area, steps descend to the front door opening into:-

**ENTRANCE HALL** With uPVC double glazed window to the front elevation, built-in storage with further coat hanging space and steps rising to the:-

**UTILITY ROOM** With a uPVC double glazed window overlooking the front garden with deep sill, worksurface space with space and plumbing for tumble dryer and washing machine as well as space for freestanding fridge/freezer. Further coat hanging space. Door opens into:-

**GROUND FLOOR WC** With obscure double glazed window to the side elevation, low flush wc, wash hand basin mounted on pedestal with hot and cold mixer tap.



**KITCHEN / DINING ROOM – 16'8" x 8'** A light, dual aspect room with uPVC double glazed windows to the front and side elevations with deep sills. Cream, Shaker style base units set under black quartz worktops with undermounted stainless steel sink with hot and cold mixer tap and cut drainage area. Mounted AEG induction hob with AEG extractor fan above. Built-in working height AEG oven and microwave oven combi AEG above. Matching wall units. Space for dining room table and chairs. From this room a square arch opening leads through to:-

**STUDY – 12'2" x 6'4"** With uPVC double glazed windows overlooking the rear garden with deep sill and built-in timber shutters.



Exposed painted beams. Oak door opens through to:-



**LIVING ROOM – 15'5" x 12'2"** UPVC double glazed stable door opening to the rear garden, further uPVC double glazed window to the rear and built-in timber shutters. Open fireplace with large granite lintel and raised slate hearth. Stairs rising to the first floor and painted exposed beams. Steps ascend and an oak door opens into:-



**FAMILY ROOM – 20' x 15'** A large light dual aspect room with uPVC double glazed sliding doors and almost floor to ceiling windows to the front elevation and further uPVC double glazed windows overlooking the south facing rear garden.

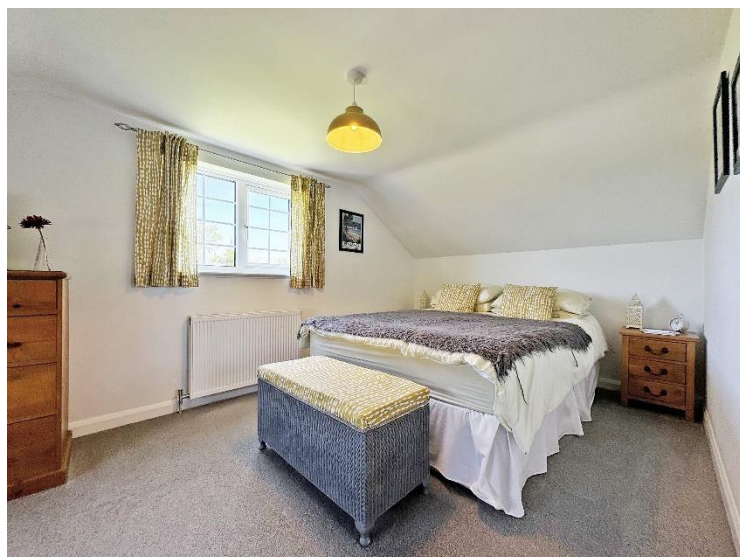
A staircase from the living room leads to the:-

### FIRST FLOOR

**LANDING** With doors into all three double bedrooms, the family bath/shower room and large storage cupboards.



**PRINCIPAL BEDROOM – 16' x 13'** A pair of uPVC double glazed windows overlook the south facing rear garden, with deep sills. Part canopied ceilings and built-in wardrobe hanging space.



**BEDROOM 2 – 12'4" x 7'6"** A light, dual aspect room with uPVC double glazed windows overlooking the front garden and beautiful rolling countryside views taking in the plethora of engine houses that this area of Cornwall has to offer.

**BEDROOM 3 – 15' x 11'8"** UPVC double glazed window to the rear elevation and built-in coat hanging.





**FAMILY BATH / SHOWER ROOM** With an obscure double glazed window to the side elevation, low flush wc, wash hand basin mounted on vanity unit with hot and cold mixer tap. Large panelled bath with hot and cold mixer tap and further shower attachment and curtain rail. Large storage cupboard which houses the Worcester boiler.

### OUTSIDE



A pair of five bar timber gates open to the long crunchy gravelled driveway to the parking area for numerous vehicles. Large almost level front lawn with extremely well planted and mature hedging surrounding with fruit trees planted throughout. From the driveway, a timber gate opens to the rear, south facing garden with broad patio taking in the sun throughout the day and perfect for alfresco dining and barbecues. Beyond the patio steps lead to the enclosed rear lawn. To one side is a detached block outbuilding with five storage rooms which, subject to planning, offers extremely flexible usage. Beyond the more formal garden

gates open to a rear paddock with high hedging and mature trees surrounding and at one end the detached timber stables.



Beyond the stables a further gate opens onto a public bridleway giving easy access to the paddock should one wish to do so.



### **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 8LY.

**SERVICES** Mains water and electricity. LPG gas central heating. Private drainage (septic tank).

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Truro head into Chacewater and drive through the village and upon leaving take the first left hand turn towards St Day. Continue along this road for approximately ½ a mile, take the right hand turn which is immediately after Truro Tractors where after around 100 yards the driveway to Sevenstones can be found on the left hand side.

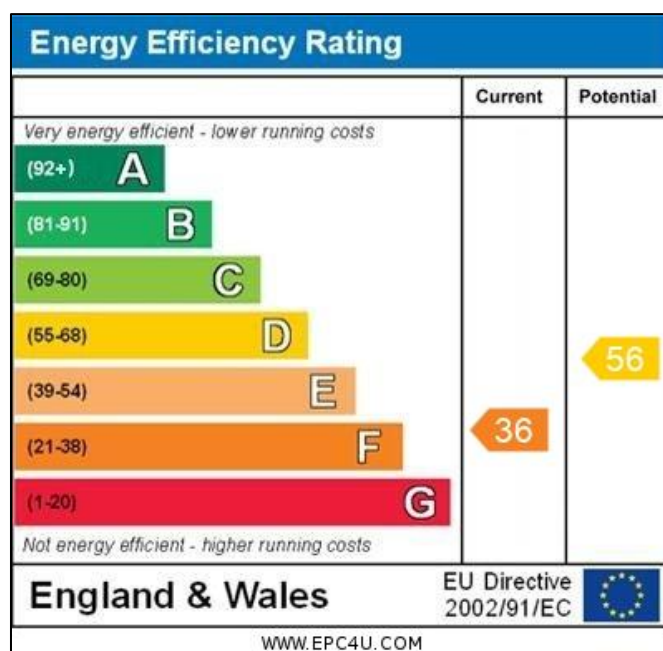
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services,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

## Sevenstones, Cox Hill, Chacewater, Truro

Approximate Area = 1575 sq ft / 146.3 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

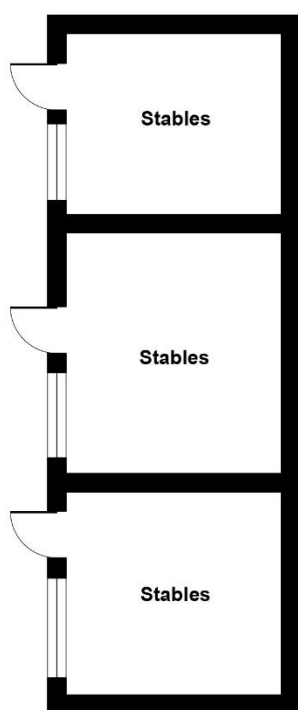
Outbuildings = 798 sq ft / 74.1 sq m

Total = 2430 sq ft / 225.6 sq m

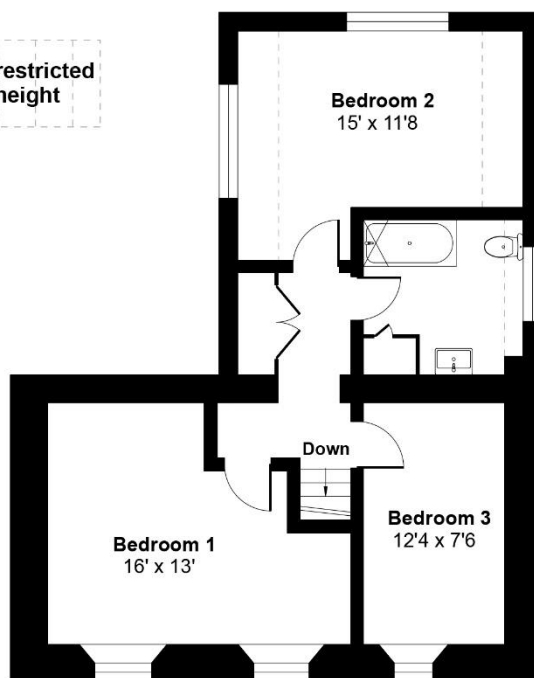
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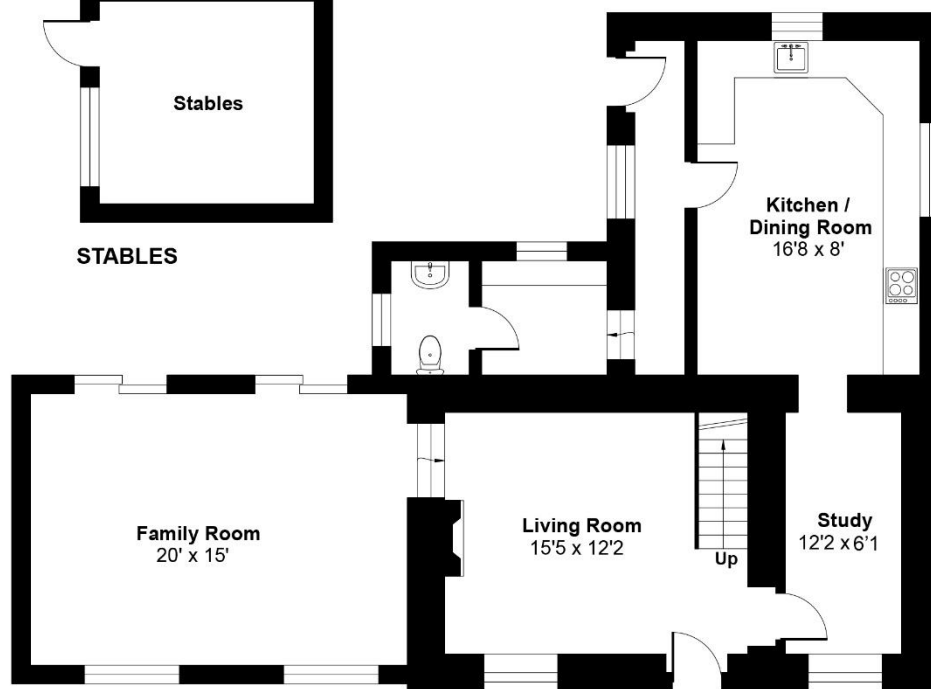
Denotes restricted  
head height



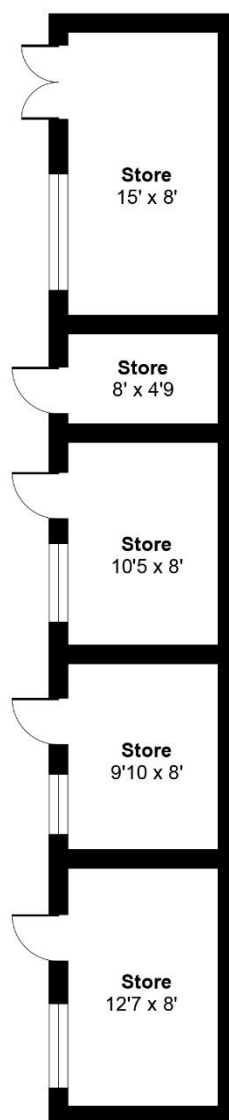
STABLES



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Lillcrap Chilcott. REF: 1160609

**Not to scale – for identification purposes only.  
For reference only, not to form any part of a sales contract.**



