



RIVERSIDE COTTAGE

TRETHEM, ST JUST IN ROSELAND, TRURO, CORNWALL



LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



RIVERSIDE COTTAGE, TRETHERM, ST JUST IN ROSELAND, TRURO, CORNWALL

An idyllically located creekside Grade II Listed, detached 3 double bed roomed cottage with stunning contemporary extensions and detached boat house annexe in about 1.5 acres of beautifully landscaped waterside gardens with a long quay frontage and jetty. One of only a handful of individual private homes along the unspoilt Percuil River which opens to the sea beside the well served harbourside village of St Mawes.

SUMMARY OF ACCOMMODATION

Ground Floor Reception hall and inner halls, large contemporary kitchen/dining/sun room, dining room, sitting room, utility room, guest wc/shower.

First Floor Landing, principal bedroom en-suite, guest bedroom en-suite, third double bedroom.

Boat House Annexe Open-plan bed/sitting room, shower room.

Outside Driveway through woodland and plentiful parking. Long quayside and timber jetty. Slipway and numerous accesses to the creek. Areas of lawn surrounded by wonderful planted beds, shrubs and carefully selected specimen trees. Pathways and boardwalks through woodland gardens with tree ferns and pond. Upper plateau with orchard, wildflower meadow, growing beds, stores, shed and glasshouses with separate vehicular access.

In all, about 1.5 acres.

Viewing strictly by appointment through the vendor's Sole Agent:

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LOCATION

Riverside Cottage is found on the upper reaches of the idyllic, unspoilt and nature filled Percuil River which stretches all the way up to Trethem Mill. Around three hours either side of high tide one can enjoy paddleboarding and kayaking in this serene environment and as the waters deepen there can be little better places for wild swimming. About 1½ miles downstream the river becomes deep enough to moor yachts at Percuil with St Mawes harbour being about a mile further where there are beaches overlooking the summertime boating activity.

St Mawes is a highly regarded and picturesque harbourside village with numerous shops, cafés and hotels with restaurants as well as a local cinema and passenger ferry service to Falmouth. St Mawes Sailing Club is one of the area's focal points, organising racing, social activities and children's lessons as well as having a bar and restaurant of its own. About the same distance away by road are the twin villages of Gerrans and Portscatho stretching down to the more exposed coastline of Gerrans Bay with cliffs and sandy beaches. Many further facilities are found in Gerrans and Portscatho and there is a fitness club and swimming pool close by at Trewince Manor.

All manner of water sports are available around the Roseland Peninsula with boatyards at St Mawes and at St Just in Roseland close to the famous waterside church and gardens. The South West Coast Path extends around the peninsula although not along this part of the Percuil River, providing many scenic walks close by.

A trip across to Falmouth on the pedestrian ferry finds a thriving port and university town with regular events and larger festivals. Truro, Cornwall's capital city can be approached either by the main road through Tregony or by the King Harry Car Ferry which lands beside the National Trust Trelissick house estate. Truro has a mainline railway station, private schooling and a full range of facilities expected of the county's capital.



DESCRIPTION

Riverside Cottage is a hidden gem on the Roseland Peninsula, nestled right beside the upper reaches of the Percuil River, cloaked by its own grounds of about 1.5 acres. The property is Grade II Listed, being an historic cottage which our clients and their architects cleverly extended to create what is now the perfect melding of a large period cottage (with good ceiling heights) and contemporary modern style, with both parts being equally important in creating the whole.

The interior has a paired back contemporary style with crisp white walls, a sleek kitchen in a much glazed open-plan day living space, the clever use of internal glazing, a separate dining room and a generous sitting room with large inglenook fireplace. The first floor has an adaptable layout either allowing for a very impressive principal bedroom suite and guest suite or providing for a third double bedroom. In addition to the house there is a detached boat house annexe right beside the water with an open-plan bed/sitting room having bifold doors onto a glass fronted balcony right on the creek's edge.

The setting takes centre stage with the house facing straight out across the creek to ancient oak woodlands on the other side through which there are no footpaths ensuring privacy for Riverside Cottage. At higher states of tide this is a blissful place to swim, row, paddleboard or take a boat and head downstream to the deeper water moorings or even around to St Mawes. As the tide recedes the water is alive with fish with otters, seals, Canada geese and kingfishers being regular visitors. A pair of swans nest on the edge of the northern boundary and live here all year round.

The gardens that surround Riverside Cottage have been professionally landscaped and exquisitely stocked during our clients' tenure. Woodland to the north west provides a backdrop through which the driveway winds past tree ferns and exotic species. Below this boardwalks and pathways meander around a pond and close to the creekside with further terraces closer to the boat house annexe.

To the south of the house is a long lawn edged with colour filled beds with the bank behind being stocked with all manner of interesting species. Along the water's edge there is a slipway, very broad slate paved terrace atop the quayside and a lower level quay with covered entertaining area and a wooden jetty.

Pathways rise up to a higher level plateau which has its own vehicular entrance and from this position there are fabulous views across the valley and down to the creek. This plateau is particularly beautiful in its own right with a wildflower meadow, orchard, cut flower and market gardens as well as various outbuildings. It may be possible to gain permission for additional accommodation either linked to the house as an annexe or for separate use in this area, without it particularly compromising Riverside Cottage. Any such development would of course require all necessary consents.

As a tranquil home beside the Percuil River, with no neighbours, Riverside Cottage is almost without parallel and opportunities such as this are ultimately extremely scarce as homes along this river rarely come up for sale for generations.



THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the driveway a granite laid pathway with surrounding pebbles leads to a discreet slate floored entrance area with contemporary glazed door opening to:-

RECEPTION HALL Initial area with space for furniture and a recessed mirrored and wood double doored cloaks cupboard. Heated porcelain tiling then continuing through the long broadening inner hall to the kitchen with roof window over. Opening to a hall leading past the dining room to the sitting room and staircase, additional contemporary glazed door opening to the rear courtyard, internal window and half glazed door to the utility room and a sliding white painted obscure glazed pocket door to:-

GUEST WC / SHOWER ROOM Heated porcelain floor tiling continuing seamlessly into a wet shower area with tiled walls, floor drain and chrome mixer shower. Stone semi circular wash basin set onto a slate countertop with black mixer tap. Contemporary white concealed cistern wc. Obscured window, white electrically heated towel rail, extractor fan.

UTILITY ROOM – 9'9" x 8'10" Heated porcelain tiled floor, window to the rear. Fitted with a range of bespoke plywood fronted base and full height units under a honed slate countertop with black undermounted sink and black mixer tap over. Matching black high level shelf. Concealed integrated fridge and washer/dryer. One cupboard housing the pressurised hot water cylinder.



KITCHEN / DINING / SUN ROOM – 26’ x 11’10” extending to 17’ A light filled day living space looking out across the creek and opening seamlessly into the garden through the south west facing fully glazed gable wall in the sun room part. Also full wall of windows to the south east creek facing side with Japanese style sliding screens and roof windows over. Large roof window over the kitchen area. Heated porcelain tiled floor throughout.

Kitchen fitted with a range of dark grey fronted units under white composite countertops including an island. Stainless steel 1½ bowl sink with cut draining area and Quooker instant boiling water tap over. Neff four plate induction hob with downdraft extractor. Integrated Neff multi function oven and Neff combination fan/microwave and steam oven. Concealed coffee area. Concealed fridge and freezer. Concealed dishwasher. Glazed door to:-

DINING ROOM – 14’ x 8’5” Feeling significantly larger due to the full Crittall style glazed wall dividing this from the adjacent hall with broad sliding double doors allow these two spaces to become one. Multi pane sash window with deep slate sill facing the creek. Painted beamed ceiling. Mirrored door with pale wood surround hung on a barn door style runner sliding back to reveal a ply lined study area. Contemporary radiator.

STAIR HALL A broad hall running parrel to the dining room with two mirror fronted doors with wood surrounds opening to a deep store cupboard with shelving. Ply lined recessed display shelving. Staircase to the first floor, pair of Crittall style glazed doors to:-

SITTING ROOM – 16’9” x 13’4” Triple aspect of multi pane windows, two with deep slate sills and one with window seat overlooking the creek. Painted beamed and boarded ceiling. Inglenook fireplace with slate hearth, woodburning stove and clome oven. Contemporary radiator.

FIRST FLOOR

LANDING A generous landing effectively providing lobby areas for each of the rooms. Part painted woodboarded ceiling. Tall window to the drive side with equivalent sized internal window opposite and further external window beyond that providing a huge amount of natural light to the landing and the principal bedroom’s hall to its en-suite with Japanese style sliding screen for privacy. Doors to each of the bedrooms.

PRINCIPAL BEDROOM – 15’ max x 13’6” Dual aspect of multi pane windows overlooking the creek and garden. Fitted wardrobes beside the fire breast on one side of the room and near full length of the room handmade mirror fronted wardrobes to the other side. Painted boarded ceiling with canopied edges. Opening to a hall leading to the en-suite with tall window looking down the garden with fitted glass desk in front. Also light from an internal window previously described in the landing text. Door to:-

EN-SUITE BATH / SHOWER ROOM – 10’4” x 9’6” 8’7” high vaulted ceiling with two roof windows. Window looking towards the garden and creek. Huge glazed screened shower enclosure with black rain head mixer shower and additional handheld shower with floor drain and recessed storage area with integrated light. Contemporary freestanding double ended bath with floor mounted black waterfall mixer tap and handheld shower. White rectangular wash basin set onto a slate countertop with high gloss white drawer units below and wall mounted black mixer tap. Concealed cistern cantilevered white wc. Large high gloss white store cabinet. Heated porcelain tiled flooring. Black electrically heated towel rail, extractor fan. Sliding pocket door to:-

BEDROOM 3 / DRESSING ROOM – 10’4” x 9’6” 8’7” high vaulted ceiling with two roof windows. Window to the side with view of the creek. Pale wood effect flooring with underfloor heating. Door returning to the landing. This is an excellent dual purpose room currently deployed as a large dressing room but could equally be considered as a third double bedroom.



BEDROOM 2 – 14’1” x 11’8” Dual aspect of multi pane windows with deep white painted wooden sills to the creekside and rear. White painted wood boarded ceiling with canopied edges. Electric radiator for occasional use. Recess with hanging rail. Area of white painted wood boarded wall with obscure glazed Crittall style door and window opening to:-

EN-SUITE SHOWER ROOM – 9’1” x 7’3” Glazed screen shower enclosure with chrome rain head mixer shower looking straight through a multi pane window to the creek. White circular wash basin with chrome mixer tap set onto a honed slate counter with mirror fronted cabinet behind. Additional honed slate shelving, white concealed cistern cantilevered wc. Wall hung mirror fronted cabinet, obscured window lending light to the landing, extractor fan, chrome electrically heated towel rail, low maintenance stone effect flooring.

THE BOAT HOUSE

BED / SITTING ROOM – 24’ x 10’10” overall A fantastic additional area of accommodation extensively glazed on the creek facing elevation with bifold doors onto its own glass fronted terrace right above the water. Entirely white painted wood boarded interior up to a 10’ high vaulted ceiling with painted timbers. Woodburning stove on a slate hearth. Dividing wall with opening to one side to:-

SHOWER ROOM Large glazed screened and tiled shower enclosure with Mira Alero electric shower. Long honed slate countertop with concealed cistern wc and circular marble wash basin with chrome mixer tap and cabinet below. Continuation of the white painted woodboarded walls with high level porthole window. Extractor fan, electrically heated towel rail. Heated tiled floor.





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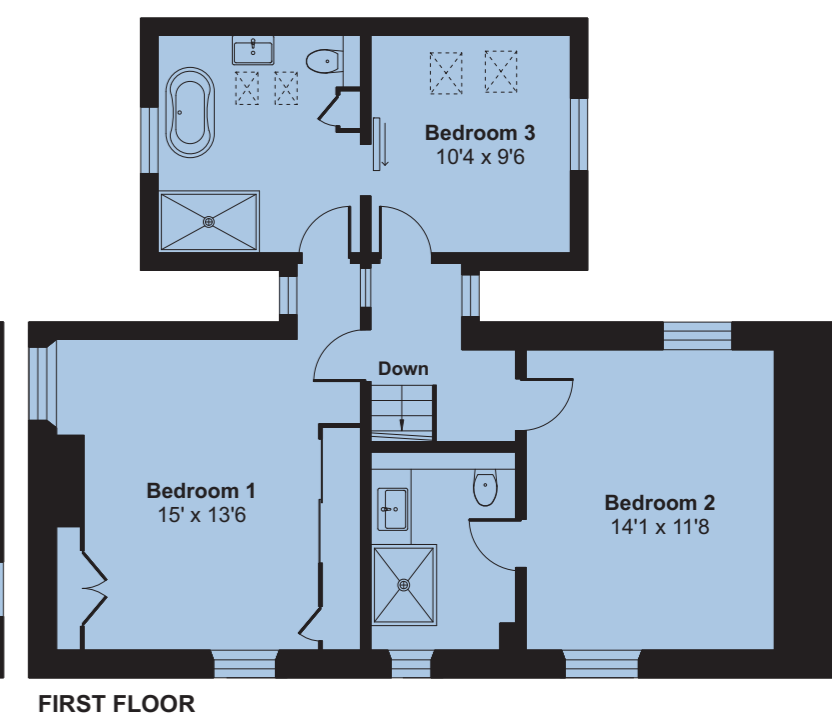
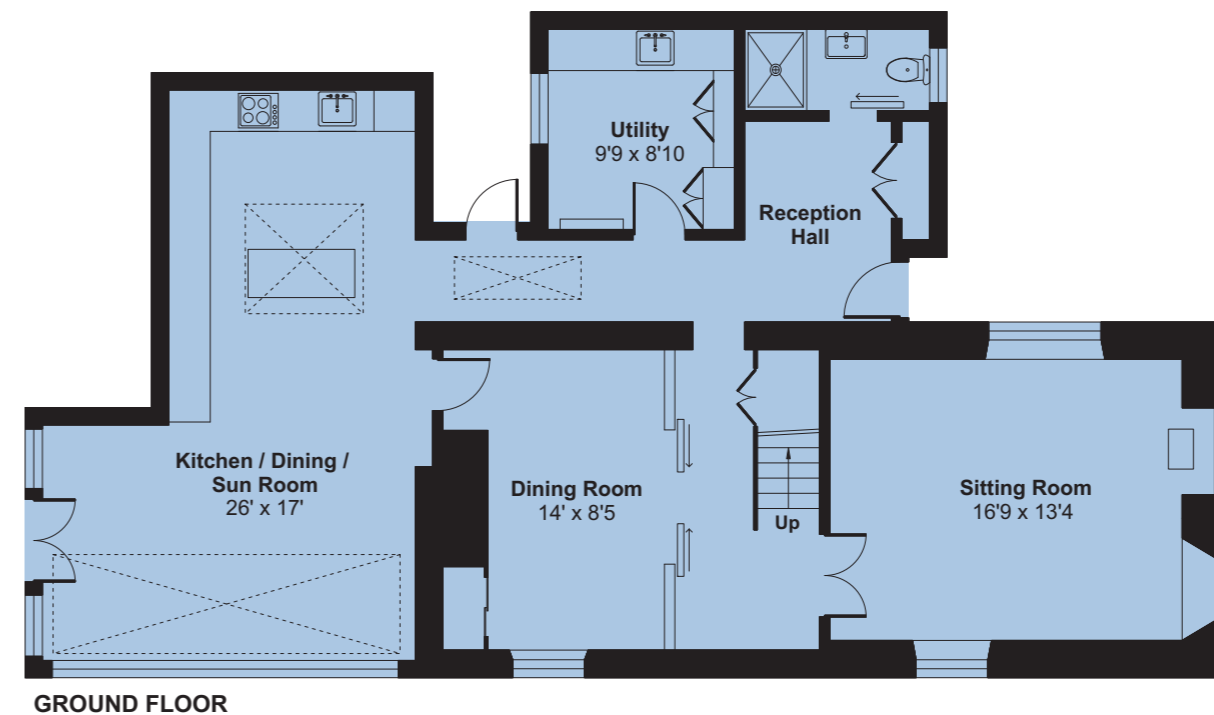
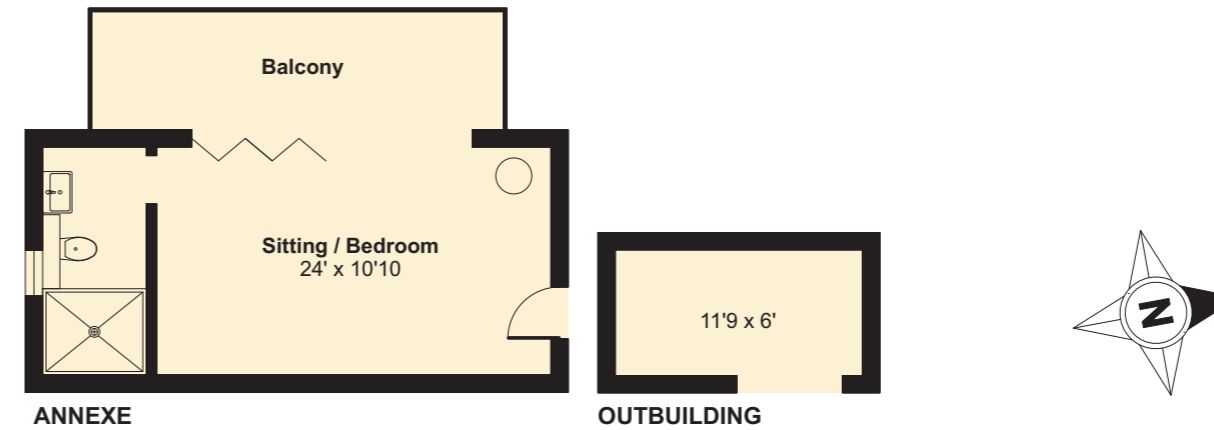
Approximate Area = 1946 sq ft / 180.7 sq m

Annexe = 261 sq ft / 24.2 sq m

Outbuildings = 70 sq ft / 6.5 sq m

Total = 2277 sq ft / 211.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



OUTSIDE

The house is set very discreetly within its extensive grounds of about 1.5 acres with a tarmac driveway weaving through tall pine trees and magnificent deep plantings before arriving at a sizeable parking and turning area between the house and The Boat House.

To the side of the house is a picturesque courtyard giving access to the front door and off the drive a slipway leads down to the water's edge with a small area of lawn beside it.

A magnolia grandiflora, large white hydrangea and camellia guide the way onto the vast slate paved creekside terrace with its own steps down to the water's edge. Along the front of the house are astounding flowering beds with a wisteria to one end.

The terrace then changes to sandstone as it wraps around the sun room creating a more sheltered area with access around to the rear courtyard and an opening into a bothy style part open fronted painted stone building with slate floor, woodburning stove and fitted seating with views out to the creek.

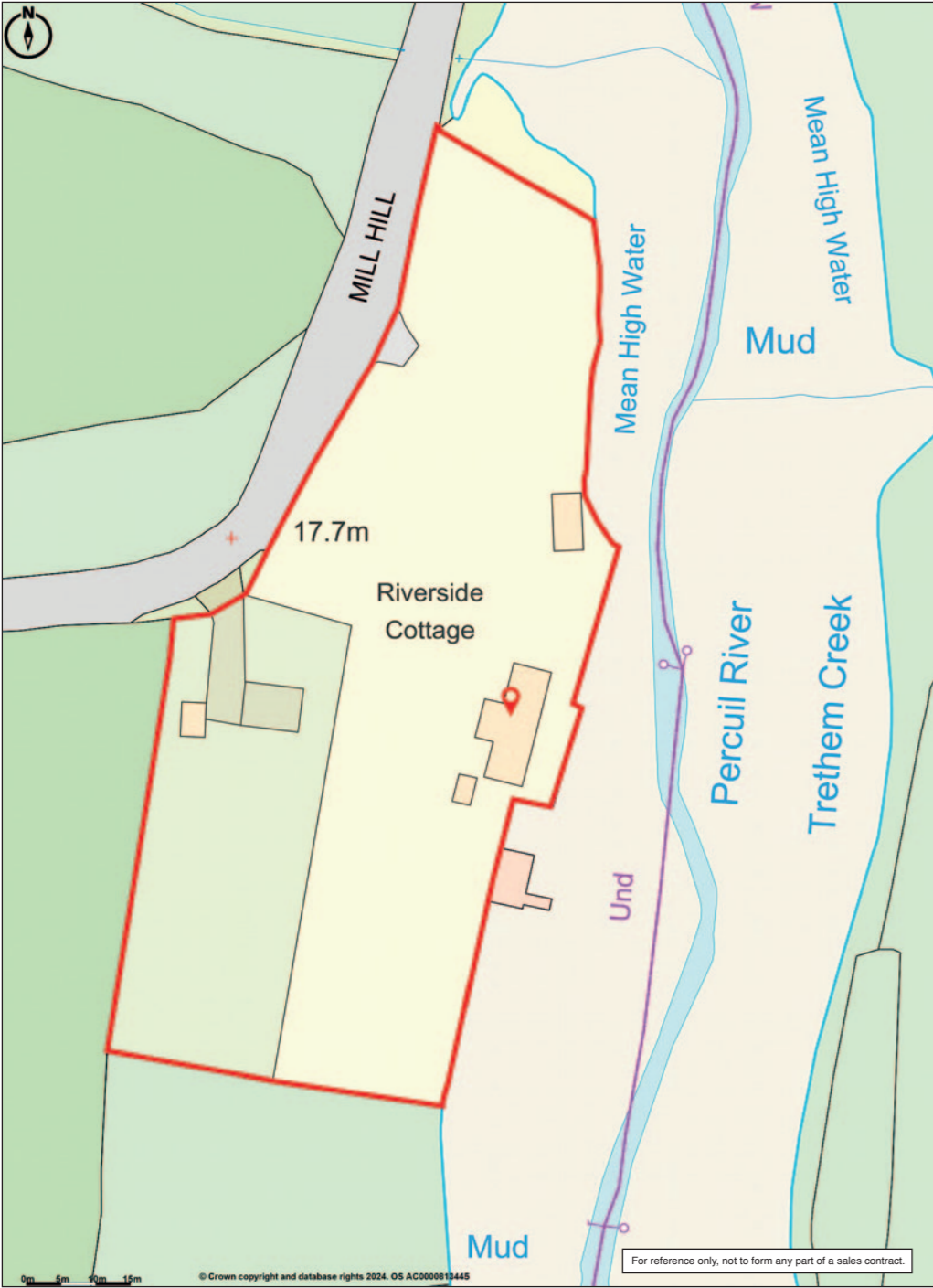
From this end of the terrace one can step up into the principal lawned garden or a broad composite decked flight of steps descends down to the main wood topped quay with jetty extending out from it, all of which provide space to moor boats alongside and a great place to swim from as there is a ladder at the end of the jetty.

Set onto the quay is a covered entertaining area perfectly designed for a large table and chairs right by the water's edge yet sheltered from either the sun or the wind. Again this area is back by superb plantings.

The gardens at Riverside Cottage are some of the most amazing you will ever see mixing the waterfront facilities with more open lawns, woodland beside the driveway, beds planted with all manner of mature and younger trees, tall tree ferns and lower lying flowering beds interlaced with granite steps, discreet pathways and even boardwalks to the east side of the grounds leading between foliage before linking back to the creekside where there are further smaller terraces and then looping around a shaded pond. In many ways the gardens are to a standard one would expect at a National Trust gardens and there is no way that text can do them justice.

In addition, on a higher plateau approached either over the pathways or via its own vehicular entrance from the road, is a large mostly flat area currently as a wildflower meadow, orchard, vegetable and cut flower garden with associated stores, shed and two glasshouses.

In all, about 1.5 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 TR2 5JF.

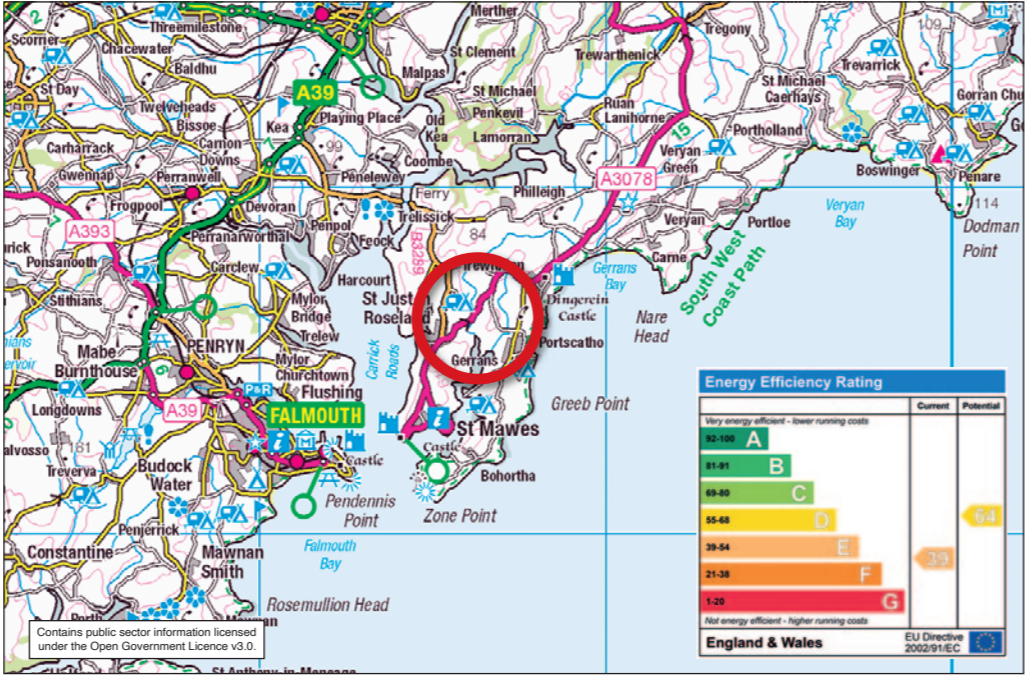
SERVICES Mains water and electricity. Electric car charging point. Private drainage via a water treatment plant. Electric underfloor heating and electric radiators. Woodburning stoves in the sitting room and boat house annexe.

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

DIRECTIONS Proceeding towards St Just in Roseland and St Mawes on the A3078 after passing through Trewithian and after the turning to Portscatho and Gerrans continue for approximately 1.5 miles and after descending a long hill you will see the head of the Percuil River on your left hand side. Begin to rise up a steep hill and almost immediately the driveway entrance to Riverside Cottage will 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.



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