



# BROOM PARK

LUNEY BARTON, LOWER STICKER, CORNWALL



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THE CORNWALL ESTATE AGENT









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A handsome and imposing Grade II Listed detached, three storey, 6 bedroomed gentleman's residence, enjoying a glorious south facing rural setting amidst gardens and paddock extending to approximately 2½ acres. Situated on the edge of a former farmstead, the house enjoys unspoilt views over countryside and has an immaculate, modern detached 1 bedroom annexe, all just a short drive from the south Cornish coast and local beaches.

## SUMMARY OF ACCOMMODATION

### MAIN HOUSE

**GROUND FLOOR** Entrance hall, cloakroom, sitting room, dining/family room, kitchen, bedroom 6 with en-suite shower room.

**FIRST FLOOR** Bedroom 1 with en-suite bathroom, 2 further bedrooms, family bathroom.

**SECOND FLOOR** 2 bedrooms, shower room.

### THE ANNEXE

Sitting room/dining room/kitchen, bedroom with en-suite shower room, study

**OUTSIDE** Long private driveway access to a gravelled courtyard with plenty of parking and a detached double garage. Separately accessed modern detached annexe. Gardens and paddock extending to approximately 2½ acres.

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

### Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)







## LOCATION

South of Carlyon Bay is the beautiful port of Charlestown with its harbour that is home to several tall ships and has been used in many TV, adverts, series and feature films, most recently the Poldark series. The port has a lovely mix of boutique shops, cafés and restaurants and two beaches.

The hamlet of Luney Barton is set within beautiful open countryside, predominantly farmland interspersed with areas of woodland just a short drive from Cornwall's south coast. Within easy reach are an excellent range of sandy beaches on the south coast including Vault, Hemmick, Caerhays and Gorran Haven. There is a wonderful coastal Links 18-hole golf course at Carlyon Bay. There are further golf courses at Duporth and the nearby village of Polgooth.

The South West Coast Path provides lovely cliff top walks (especially Dodman Point) and links all the beaches, whilst further round to the north east, past the Gribbin Headland, is the river and deep port at Fowey which provides pleasure and sailing craft facilities, has two yacht clubs which hold races out in the waters of St Austell Bay during the summer months and also features a week long regatta celebration every year which often features the Red Arrow Aerial Display Team.







To the south east is the picturesque fishing village of Mevagissey with inner and outer harbours surrounded by a huddle of fishermen's cottages and old buildings connected with the fishing industry. Mevagissey still has an active fishing fleet. The rural village of St Ewe is a short drive away with the Crown Inn offering good food and beverages. Other local attractions include the world renowned Eden Project and The Lost Gardens of Heligan.

To the north west lies the town of St Austell providing a wide array of leisure, commercial and retail facilities, out of town trading estates and supermarkets, a large leisure centre, bus/coach station and a mainline railway station which offers a direct link to London Paddington with approximate travel time of 4½ hours. To the south west lies Cornwall's capital Truro providing a wider retail base, private and state schooling and the Hall for Cornwall venue which provides notable entertainment events throughout the year.

This area is considered to be the gateway to the Roseland Peninsula and the yachting haven of St Mawes. In between is the beautiful beach at Caerhays with the castle above the beach having lovely gardens that are open to the public. From St Austell the A38/A390 and the A30 are both easily accessible providing swift vehicular routes north eastwards to the cities of Plymouth and Exeter in Devon, the A30 remaining dual carriageway all the way to Exeter where it joins the national motorway network.



## DESCRIPTION

The south facing façade of this beautiful Grade II Listed family home, is constructed of a delightful golden sandstone and granite. The three storey accommodation extends to over 3,700sq.ft. providing a wonderful family home comprising 6 bedrooms, 4 bathrooms, and well proportioned ground floor living rooms complemented by a ground floor bedroom and en-suite shower room. The flexible accommodation is impeccably presented and the house enjoys a particularly delightful setting approached over a long private driveway amidst gardens and grounds of approximately 2½ acres.

The main house has formal garden areas around it including a broad swathe of lawn at the front with a walled lawn garden to the side including inset fruit trees and flowering shrubs and trees. Beyond that are two paddock areas enclosed by post and rail fencing within one of which is a detached 1 bedroom annexe set away from the house allowing privacy to both, perfect for those families wishing for some space and privacy for elderly relatives/teenagers.

The main house retains many wonderful character features approached through an impressive panelled front door opening onto the entrance hall where a turning staircase ascends to the accommodation above and doors open up to a large sitting room with fireplace, exposed floorboards and sash windows. On the opposite side of the hallway is an L-shaped dining/family room leading through to a well fitted and well equipped kitchen. Completing the ground floor accommodation is a double bedroom and en-suite shower room ideal for elderly relatives/guests etc.

On the first floor is a lovely principal bedroom with en-suite bathroom and 2 further double bedrooms share a family bathroom, whilst on the second floor are 2 large eaves bedrooms and a central shower room.

Broom Park is situated on the outskirts of the rural hamlet of Luney Barton and most of the rooms enjoy views over the grounds to open countryside. A long private drive approach to the farmstead has a fork that serves Broom Park and one other property 'The Roost'. Both Broom Park and 'The Orchard House' enjoy their own private driveways to separate parking areas, which, to the main house, comprises a broad gravelled courtyard off which can be accessed a double garage. The Orchard House enjoys its own private setting within a small orchard, to the east of the main house.

An incredibly attractive Grade II Listed gentleman's residence set in glorious countryside, a short drive from the coast, the county capital of Truro and the town of St Austell.













## LOWER STICKER, ST AUSTELL

Approximate Area = 3157 sq ft/293.3 sq m (includes garage)

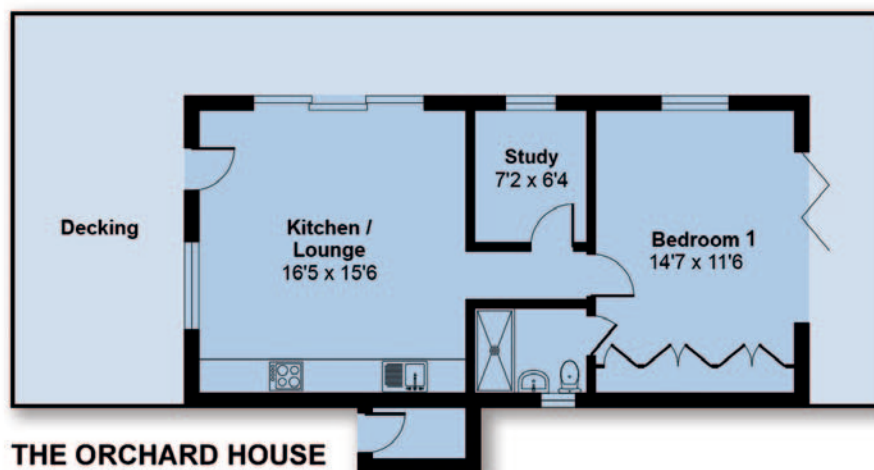
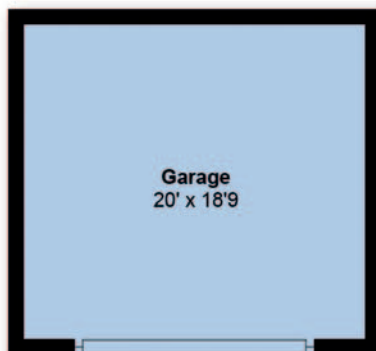
Outbuilding = 143 sq ft/13.3 sq m

Annexe = 579 sq ft/53.8 sq m

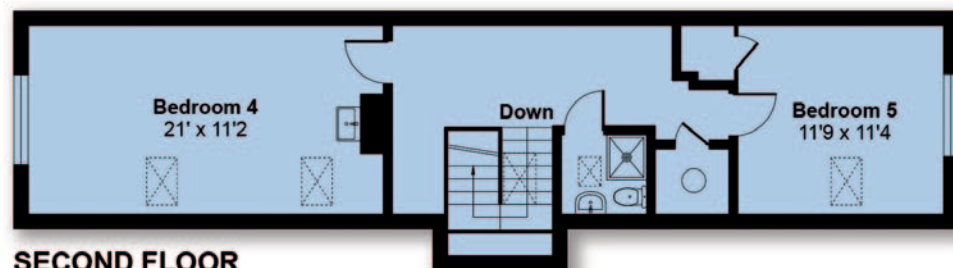
Total = 3879 sq ft/360.4 sq m



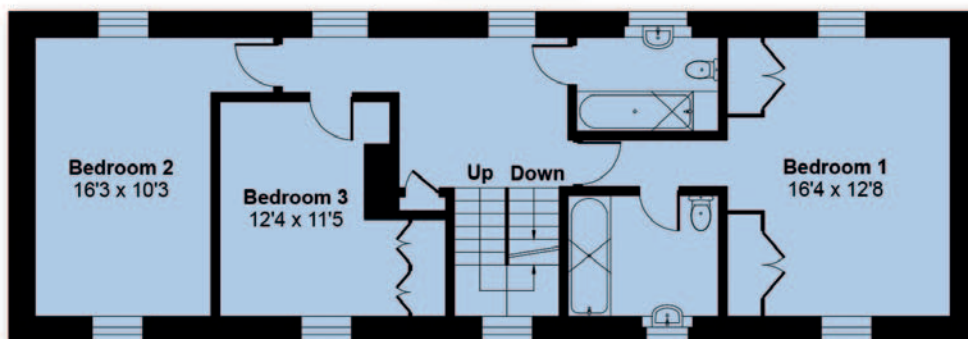
OUTBUILDING



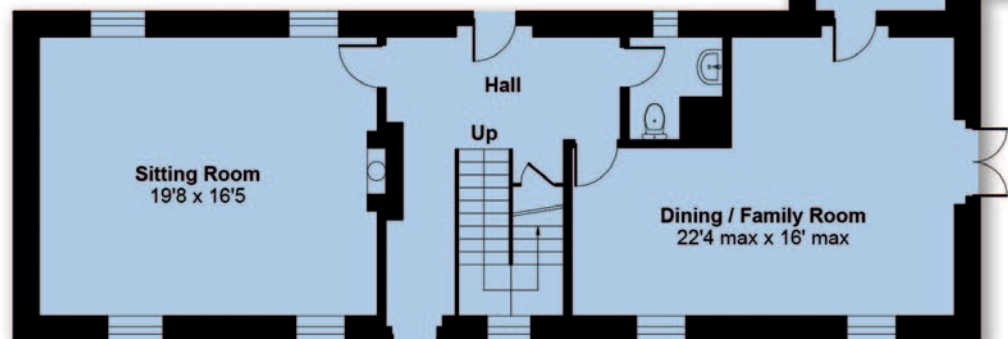
THE ORCHARD HOUSE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR















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[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | **01872 273473** | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)