



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10166

Offers around £1,850,000

The Old Vicarage,  
Penhallow, Truro, Cornwall, TR4 9LR

**FREEHOLD**



A beautiful and impeccably presented Grade II Listed detached former vicarage providing flexible 6 bedroomed accommodation within gardens and grounds of approximately 2 acres with long driveway, ample parking and the considerable benefit of a detached coach house which has been lovingly converted into a detached, spacious and characterful 3 bedroom 2 bath/shower room contemporary yet characterful easy living space. A rare opportunity of the highest quality within easy reach of the north Cornish coastline, Cornwall Airport Newquay and the cathedral city of Truro.







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance porch, reception hall, drawing room, sitting room, kitchen/dining room, rear lobby, shower room, utility room/back kitchen leading to gardens and walled courtyard.

**First Floor** Part galleried landing, 5 bedrooms, 2 flexible rooms which could quite conceivably be converted into en-suite bathrooms for bedrooms 1 and 2. Spacious beautifully appointed dressing room, study, family bathroom, separate wc.

**Second Floor** Landing, bedroom 6/ attic rooms.

**Outside** Beautifully established gardens and separate vegetable/fruit gardens and grounds of approximately 2 acres. Walled courtyard with potential to turn outbuildings into a gym, offices or studios, subject to planning. Lawns, fruit trees, long gravelled driveway with parking for numerous vehicles, broad sun terrace. Considerable benefit of a stunningly converted former coach house with its own private courtyard and charming back garden. Also, a recently built large utility barn for flexible usage. To the front of the property there is convenient 2 car carport with storage room and EV charging point.

### **COACH HOUSE**

**Ground Floor** Open-plan kitchen/dining/living room, bedroom 1 with en-suite shower room.

**First Floor** 2 further bedrooms, further shower room.

**Outside** Enclosed low maintenance gravelled courtyard with raised sit out terrace.





## **DESCRIPTION**

A grand and stunningly imposing Grade II Listed former vicarage of considerable aesthetic appeal within beautiful gardens and grounds of approximately 2 acres with a stunningly appointed converted former 3 bedroomed coach house annexe situated within the grounds.

Approached via electrically operated gates with a long gravel driveway culminating with a turning circle and carport parking area with EV charging point. The driveway provides ample parking for numerous vehicles.

The property is of great Cornish historical interest having been designed by the eminent architect Silvanus Trevail who was perhaps the most prominent Cornish architect of the 19th Century and who was also responsible for the famous Headland Hotel in Newquay along with many other well-known buildings throughout Cornwall with his signature architectural stamp on them.

Offering very flexible and generously proportioned accommodation including large reception rooms with many character features and with up to six/ 7 bedroomed accommodation. The building has been subject to meticulously planned alteration during our client's ownership with a beautifully newly appointed kitchen/dining room overlooking the glorious gardens and grounds with woodland in the distance.

Within the grounds is a detached beautifully converted coach house which is currently been utilised both as a successful holiday let and as guest accommodation for family and friends. It offers three bedrooms, two bath/shower rooms and an enclosed low maintenance garden with sunny enclosed courtyard, Villeroy and Bosch 6 person hot tub and a lovely grassy garden to the rear.

The gardens and grounds of approximately 2 acres comprise a large level front lawn wrapping around to one side opening to the rear garden with large gently sloping lawn bordered by mature trees and borders with woodland beyond.

**The availability of The Old Vicarage represents an extremely rare opportunity to acquire an attractive and imposing family home with flexible six bedroomed, multi reception roomed accommodation within approximately 2 acres of established gardens and grounds plus converted three bedroomed, two bath/shower roomed**



**coach house, between Truro and the north Cornish coast. Absolutely ideal for those in search of a spacious family home with large gardens, in a wonderful convenient location within easy access of Truro, the A30 and the north Cornish beaches.**



## **LOCATION**

The Old Vicarage is a very rare find, in a particularly desirable setting, being extremely convenient for access to Truro to the south east and of course to the magnificent sandy beaches of Perranporth and Cornwall's north coast. Perranporth, approximately 2 miles away, caters for everyday needs and has tremendous coastal scenery and beaches. The area has fabulous scenic walks along the South West Coast Path and with scenery ranging from rugged dramatic cliffs to outstanding golden sandy beaches and small coves, some in the ownership of the National Trust, such as Chapel Porth near St Agnes which is approximately 4 miles away.

Both Perranporth and the nearby village of Goonhavern provide a useful array of local amenities and the cathedral city of Truro offers Cornwall's foremost range of shopping, business, commercial and both state and private schooling facilities. The A30 is less than 2 miles away, making this a most accessible location, with fast access to Plymouth and Exeter and onto the M5 motorway. There is a main line rail link to London from Truro on the Paddington to Penzance line (travelling time of approximately 4½ hours), whilst Cornwall Airport Newquay provides regular flights to both national and international destinations.

The Old Vicarage is likely, in our opinion, to create a tremendous amount of interest. There are only a limited number of large, well presented opportunities of this type with good sized gardens within a 10 mile radius of Truro which have been offered for sale in the past few years, in particular within this location. It is our experience that such properties attract a considerable amount of interest from buyers based both locally and out of county. Due to the scarcity of other similar properties of this calibre, we unhesitatingly and wholeheartedly advise an immediate personal inspection to fully appreciate the house and setting.



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

From the gravelled driveway a brick arched covered entrance porch leads to the broad timber front door with decoratively glazed panelling over providing access into:-

**ENTRANCE PORCH** Period tiled flooring, high skirting boards, dado rail, shelving, coat hooks, ceiling light point and exposed timber, part decoratively glazed door with matching decoratively glazed side screen and panels over leading to:-

**RECEPTION HALL** Period tiled flooring, high skirtings, wall mounted radiator, stairs to first floor with storage under and doors to:-



**SITTING ROOM – 13'9" x 11'7"** Exposed timber floorboards, high skirtings, two wall mounted radiators, fireplace with inset woodburning stove with marble surround, three white painted sash windows to the front and side respectively.



**DRAWING ROOM – 17'3" x 13'7"** Exposed timber floorboards, high skirtings, two wall mounted radiator, fireplace with inset woodburning stove and marble surround, three white painted timber sash windows to the front and side respectively, ceiling light point.



**KITCHEN / DINING ROOM – 14'7" x 13'9"** Light, dual aspect room with large bay window to one end, two further sash windows overlooking the rear garden. A beautifully appointed kitchen with large central island with Neff induction hob, built-in extractor, built-in breakfast bar, undermounted 1½ bowl sink and drainer with hot and cold taps, with tiled surrounds and extractor above. Space for an American style fridge/freezer, built-in working height Neff microwave. The kitchen opens through to the:-



**DINING ROOM** A cassette style Stovax woodburning stove with log store below and slate hearth. This room retains many of its original features as well as new engineered oak flooring. From the kitchen a door opens into the pantry.



**REAR LOBBY** Engineered oak flooring with door to shelved storage cupboard, door to further understairs storage cupboard, back staircase to first floor, door to reception hall, door



to outside, wall mounted radiator, further timber storage cupboard and doors to shower room and back kitchen.

**SHOWER ROOM** Obscure double glazed window to the front and side elevations, low flush wc with hidden cistern, wash hand basin mounted on vanity unit with hot and cold mixer tap, large walk-in shower cubicle with rain head shower attachments. Heated towel rail.



**UTILITY ROOM** Tiled flooring, door out into side and rear garden, sink with drainer board with hot and cold mixer tap, oil fired boiler.

## FIRST FLOOR

**LANDING** Part galleried, wall mounted radiator, stairs to the second floor.



**BEDROOM 1 – 17'2" x 13'7"** High skirtings, two wall mounted radiators, two white painted sash windows to the front and side respectively (both with working timber shutters), door to shelved storage cupboard with locker over.





**BEDROOM 2 – 14'7" x 13'7"** White painted timber sash window to the rear, high skirtings, wall mounted radiator.

**BEDROOM 3 – 14'4" x 9'** Exposed timber floorboards, white painted timber sash window to the front elevation, wall mounted radiator, ornate fireplace.

**BEDROOM 4 – 13'7" x 11'7"** Exposed timber floorboards, white painted timber sash window to the side, high skirtings, wall mounted radiator.

**DRESSING ROOM – 9'7" x 6'4"** Very obvious potential to create an en-suite to bedroom 2. White painted timber sash window to the rear with working shutters.

**DRESSING ROOM / BEDROOM 6** With a wall of built-in wardrobes and a white painted sash window to the front elevation.

**FAMILY BATHROOM** With oak floorboards, large panelled bath with shower and glazed screen above with hot and cold taps, telephone style handheld shower head and fixed shower head. Timber sash window to the front elevation, his and hers sinks mounted on vanity unit with hot and cold taps.





**SEPARATE WC** Sash window to the front elevation with deep sill. Low flush wc.

**BEDROOM 5 – 11'9" x 10'10"** With sash window to the side elevation, built-in storage cupboard, ornate fireplace.

From the landing stairs ascend to:-

### **SECOND FLOOR**

**LANDING** With storage cupboard off and a door into the attic room.

**ATTIC ROOMS – 15' x 14'3"** An exceedingly flexible room which could quite easily be converted into a self-contained loft apartment or used as an artisan studio.

### **OUTSIDE**



The Old Vicarage is exceptionally well concealed behind treelined boundaries with electrically operated gates opening onto the gravelled driveway which then sweeps into a large parking and turning area with carport softened by areas of lawn to either side interspersed with various mature trees and shrubs.

The driveway then continues around to the side of the property where it once would have carried on to a now disused rear entrance providing access onto a quiet country lane.

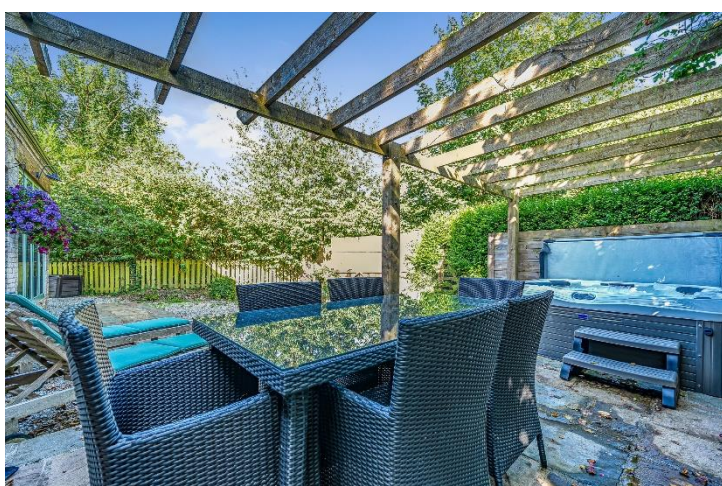


Surrounding the driveway and wrapping around to the rear of the property are exquisite planted areas including a large lawn bordered by wonderful beds including a wide selection of plants including peonies and geraniums all shaded by large trees. In addition, there are deeper beds, again backed by trees, with lawns leading away to the rear of the property towards more densely planted areas and ultimately an area of copse.

Nestled within the grounds is a beautifully appointed converted coach house comprising 3 bedrooms, 2 bathrooms which has been utilised as a successful holiday let. With low maintenance garden and sit-out terrace with pergola. The Coach House can also be accessed by a rear entrance track, so both The Old Vicarage and The Coach House do not affect one another.

Further, adjoining the rear of the property is a sun terrace which overlooks the rear expanse of lawn, down towards the garden and the rear boundary. The large expanses of lawns are, in the main, surrounded by various mature flowering trees, shrubs and plants including rhododendrons, hydrangeas and camellias, all set to the backdrop of wonderful deciduous trees.

The gardens are completely private, sheltered and ultimately a plantsman's dream. **In all, approximately 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 9LR.

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating.

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

**DIRECTIONS** Heading from Truro on the A390. At the Chiverton Cross roundabout take the third exit onto the A3075 staying on this road into Penhallow where The Old Vicarage can be found on the left hand side.

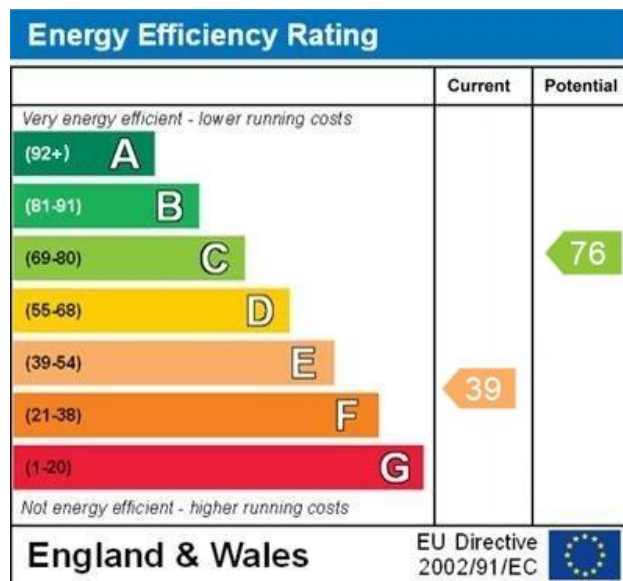
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services,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



WWW.EPC4U.COM



**Not to scale – for identification purposes only.**

## The Old Vicarage, Penhallow, Truro



Denotes restricted  
head height

Approximate Area = 3271 sq ft / 303.8 sq m

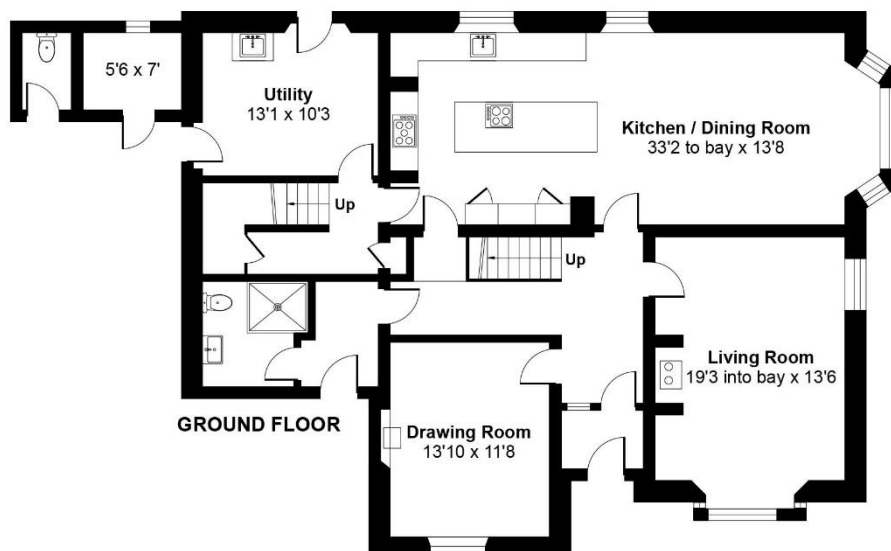
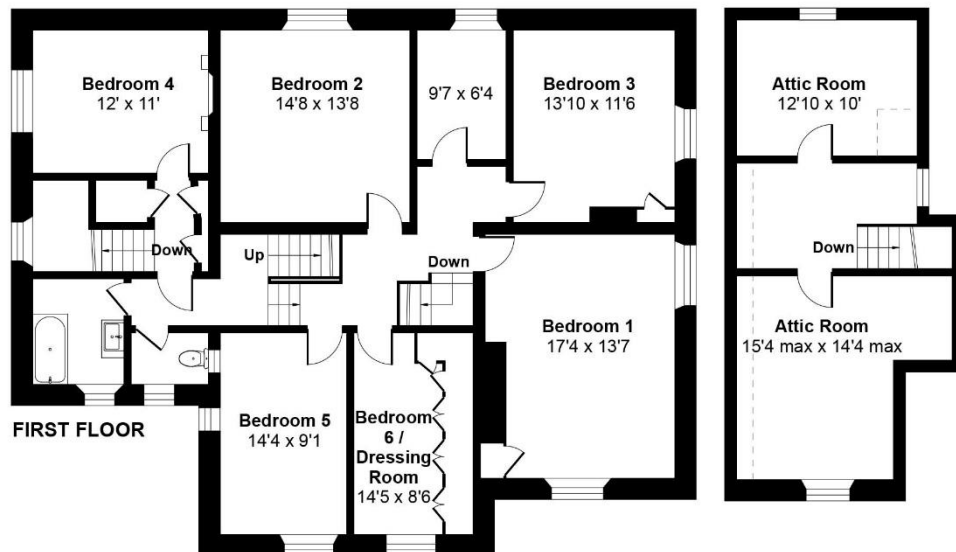
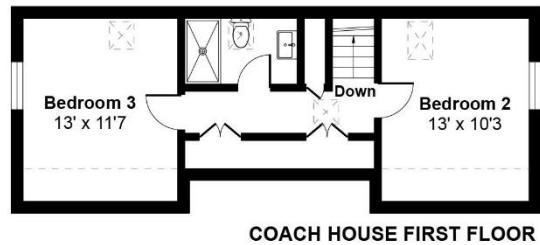
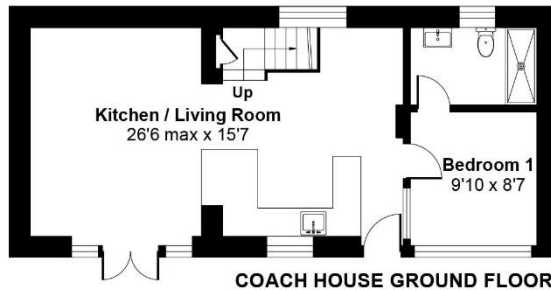
Limited Use Area(s) = 85 sq ft / 7.8 sq m

Coach house = 926 sq ft / 86 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 4340 sq ft / 402.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024.  
Produced for Lillcrap Chilcott. REF: 1122994



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H.M. LAND REGISTRY		TITLE NUMBER
		<b>CL63973</b>
ORDNANCE SURVEY PLAN REFERENCE	SW7651 SW7652 SW7751 SW7752	Scale 1/2500
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