

# TREGONHAYNE HOUSE

TREGONY, NR, TRURO, SOUTH CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT







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A delightful, 6 bedroomed detached former farmhouse believed to be of 18th Century origin with later additions, offering extensive well proportioned and immaculately presented accommodation in an acutely sought after and accessible location set at the end of a long gated driveway and enjoying truly spectacular, very far reaching southerly views across miles of undulating countryside. Set within delightful gardens and grounds of approximately 1.4 acres including a large open fronted carport plus workshop.

## SUMMARY OF ACCOMMODATION

**Ground Floor** Entrance porch, impressive entrance hall with tiled floor and staircase to first floor. Delightful south facing drawing room. Dual aspect sitting room with delightful southerly views across the driveway and garden. Sensational large kitchen/breakfast room (22'8" x 19'3") with four oven Aga, and space for dining room table with chairs with slate flagged floor and two sets of double glazed doors opening onto the rear terrace. Snug, large utility room, rear lobby, study, shower room.

**First Floor** Large landing, principal bedroom enjoying fine elevated views, study/dressing room (with scope to be an en-suite bathroom). 5 further double bedrooms, 2 bathrooms, separate wc.

**Outside** Gated entrance driveway, open fronted carport (26'7" x 20'3"), workshop (21' x 9'9"), broad rear terrace with studio barn and former piggery used as a woodstore, good size area of lawn beside the driveway, further area of lawn garden to the front and about  $\frac{2}{3}$  of an acre of paddock.

**In all, about 1.4 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)



## THE SETTING

The Roseland Peninsula is widely renowned as one of Cornwall's most beautiful and unspoilt areas, designated an Area of Outstanding Natural Beauty. The historic village of Tregony lies at the gateway to the Roseland Peninsula, conveniently placed not only for access to its fishing villages, pretty hamlets, stunning coastline and superb sandy beaches, but also to the cathedral city of Truro with a comprehensive range of shopping, business, state and private schooling and leisure facilities approximately 8 miles away.

Tregonhayne House is located approximately half a mile outside the charming village of Tregony which retains a vibrant community spirit and includes a number of local shops and facilities catering for day to day needs including a modern primary school, secondary school, many local clubs and organisations, excellent Londis store, post office, nursery, doctor's surgery, dentists and public house.

There are fine sandy beaches nearby at Carne and Pendower and access some of the finest sailing waters in the United Kingdom from St Mawes and the Percuil River on the Fal Estuary (Carrick Roads) and out on to the Falmouth Bay and the Helford River.

Large detached period houses facing south with far reaching country views are rarely available in this immensely sought after and very beautiful locality, accordingly we believe a tremendous amount of interest will be shown in Tregonhayne House and strongly recommend immediate viewing without delay.

Believed to be of 18th Century origin, later extended in the 19th Century with mainly stone elevations with feature quoins and granite lintels under pitched slate roofs. Over the years Tregonhayne House has clearly benefited from sensitive renovation and in more recent years a more thorough schedule of modernisation and updating offering most delightful, very comfortable welcoming accommodation with a well planned layout. The good size entrance hall gives access to two principal reception rooms, both facing south over the garden and the rolling countryside view. The large and beautifully appointed kitchen/breakfast room has a four oven Aga, painted wall and base units with polished granite worktops over, Miele and Bosch integrated appliances, central island with rotating woodblock chopping board together with a slate flagged floor. There is also a snug, large utility room, rear lobby, study and shower room on the ground floor.

Off the first floor landing is a good sized principal bedroom enjoying fine elevated views, beside which is the dressing room, there are 5 further bedrooms, 2 bathrooms and a separate wc.

Accessed via a five bar timber gate opening onto a granite chipped treelined driveway with lawned garden to one side and the enclosed paddock of about  $\frac{3}{4}$  of an acre to the other. The driveway culminates in a parking area to the western side of the house providing plenty of parking and turning space and continues across the front of the house giving access to the open fronted carport and workshop.

To the front, southern side of the house is a further area of lawned garden enjoying superb far reaching rolling countryside views.

Large detached family homes on the Roseland Peninsula are always in very great demand and very short supply; we have no hesitation in recommending this fabulous house for earliest inspection by appointment through the vendors sole agents.



## THE ACCOMMODATION COMPRISES

(all dimensions are approximate)

Half glazed panelled from door opening to:-

**PORCH** Exposed stonework and open fronted shelves, tall slender windows to either side, stone and step and half glazed panelled door into:-

**ENTRANCE HALL** - some 24'7" in length. Contrasting black and white tiled floor, staircase to first floor. Doors to:-

**DRAWING ROOM** Double glazed window overlooking the driveway and garden and enjoying far reaching southerly views across miles of undulating countryside.

**SITTING ROOM** With attractive fireplace with woodburning stove over slate hearth and beautiful surround. Double glazed window to the front overlooking the driveway, garden and with further views across surrounding countryside. Double glazed window to the side.

**KITCHEN / BREAKFAST ROOM** A fabulous, farmhouse style kitchen with large slate flagged flooring and central island with rotating woodblock chopping board, granite worktops and Imperial hotplate with cupboards and drawers below. Gas fired four oven Aga with hotplate set in illuminated tiled recess. Large 1 $\frac{1}{4}$  drainer sink with hot and cold mixer tap, Miele two ring gas hob, hotplate and deep fat fryer. Miele steam oven and combi microwave, Liebherr built-in fridge, numerous cupboards and drawers. White painted beamed ceiling and beautiful slate flagged flooring. Two sets of double glazed doors open onto the broad rear terrace with a lovely leafy outlook towards the back garden.

**SNUG** Double glazed window to the side elevation, corner fireplace with woodburning stove and slate hearth. Understairs storage cupboard.



**UTILITY ROOM** Double glazed window to the side elevation with deep sill overlooking the driveway. Half glazed door opening to the broad rear terrace. Two Belfast sinks with hot and cold mixer tap. Space and plumbing for washing machine and tumble dryer. Slate thrawlis used as shelving with further shelving over. Useful walk-in larder with shelves.

From the kitchen breakfast room doors open onto:-

**REAR LOBBY** Part glazed door opening onto the broad rear terrace, slate flagged flooring and door to:-

**STUDY** Double glazed window to the front with southerly views across countryside. Slate flagged flooring, storage cupboard.

**GROUND FLOOR SHOWER ROOM** Glazed window to the rear elevation with deep slate sill. Low flush wc, wash hand basin on pedestal with hot and cold taps. Corner shower cubicle, heated towel rail.

## FIRST FLOOR

From the entrance hall a turning staircase leads up to:-

**LANDING** Two high level Velux roof lights, exposed beams, deep storage cupboard and sash window to the rear elevation.

**PRINCIPAL BEDROOM** Double glazed window to the front with exceptional southerly views across miles of undulating countryside. Feature fireplace with cast iron surround and slate chimney piece. Built-in shelving and wardrobe.

**BEDROOM 2** Double glazed window to the front enjoying the far reaching country views and further double glazed window to the side overlooking the open fronted carport. Shelved recesses and built-in wardrobe.

**DRESSING ROOM** Currently used as a dressing room but could also make a further double bedroom or second study. Double glazed window to the front overlooking the garden and miles of the surrounding countryside.

**BEDROOM 3** Double glazed window to the side overlooking the driveway with country views.

**BEDROOM 4 (OR DRESSING ROOM)** Double glazed window to the side and small sash style window to the rear.

**FAMILY BATH/SHOWER ROOM** Large Velux roof light, low flush wc, wash hand basin mounted on pedestal with hot and cold mixer tap. Large corner shower cubicle with recessed shelving. Large, panelled bath with hot and cold mixer tap and telephone style handheld attachments. Storage cupboard. Heated towel rail.

**BEDROOM 5** Sash style 16 paned window to the rear elevation.

**BEDROOM 6** Double glazed window to the front with far reaching southerly views. Walk-in cupboard with hanging rail and shelving.

**SEPARATE SHOWER ROOM** With 16 paned sash windows to the rear elevation overlooking the back garden, wash hand basin mounted on pedestal with hot and cold taps. Corner shower cubicle with glazed surround, heated towel rail. Built-in storage.

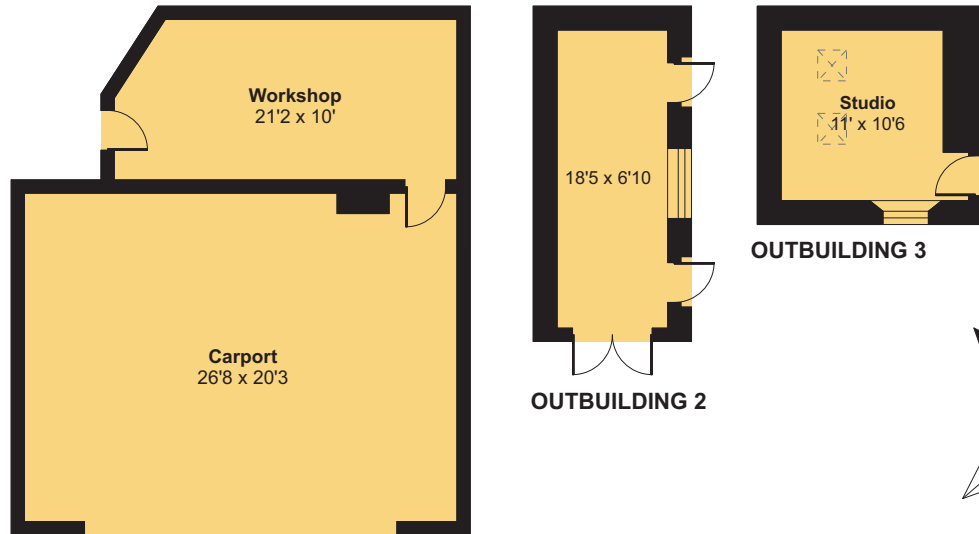
**SEPARATE WC** Small obscure glazed sash window to the rear elevation. Low flush wc.



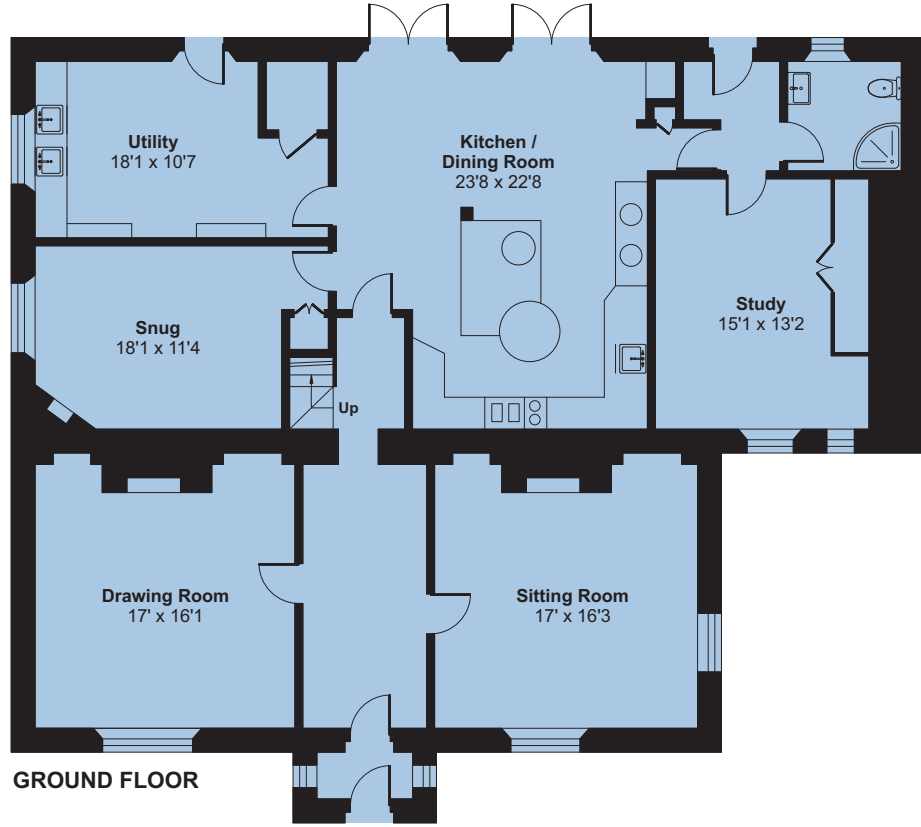


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Approximate Area = 3948 sq ft / 366.7 sq m  
Outbuildings = 443 sq ft / 41.1 sq m  
Total = 4391 sq ft / 408 sq m  
For identification only - Not to scale



GARAGE / OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



**OUTSIDE**

A five bar timber gate opens onto a treelined granite chipped driveway with lawned gardens to one side bounded by establish shrubs with, to the western side a small paddock with its own separate five bar gate.

The garden is principally laid to lawn being bounded on two sides by Cornish stone hedge and contains a number of established deciduous trees.

To the southern end of the garden slatted steps lead to a broad approximately 70' brick pavioured rear terrace with glazed double doors opening to the kitchen/breakfast room – ideal for entertaining and with further doors to both utility room and rear lobby as previously described.

**FORMER PIGGERY** Now used as a useful wood store.

**STUDIO** Tiled floor, space for freezers, two high level Velux roof lights, window to the side and a stable door.

The rear terrace is bounded by stone walling with fence and gateways to either side opening to the driveway.

The driveway continues to the front, southern side of the house sweeping past the entrance and culminating in a parking area to the eastern side beside the:-

**OPEN FRONTED DOUBLE CARPORT** Door from there to the workshop.

To the front of the house is a further area of lawned garden enjoying stunning very far reaching elevated views across beautiful, protected countryside.



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 5SE.

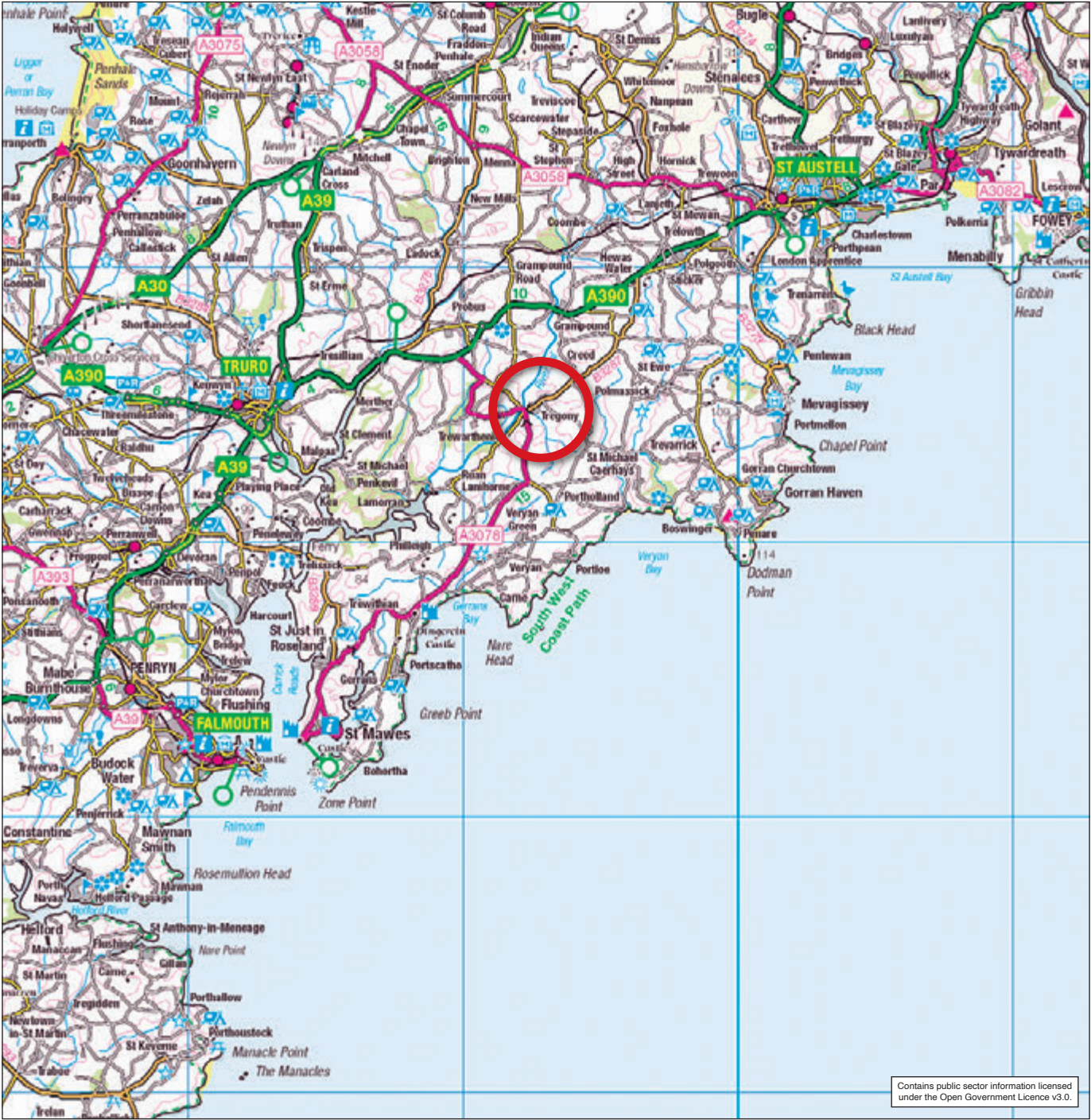
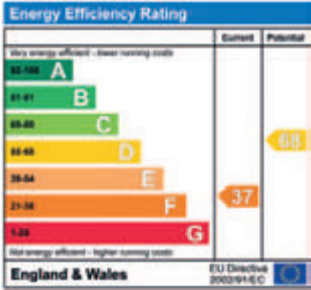
**SERVICES** Mains electricity, private drainage. Private metered water supply pumped from main system. Propane gas fired central heating.

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

**DIRECTIONS** From the centre of Tregony head out on the B3287 towards St Austell. Follow the road past a school which is on your left hand side. The road bears round to the left, take the next right hand driveway signed Tregonhayne. Follow this track along and turn first right into the gated entrance to Tregonhayne House.

**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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