



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10286

Offers around £1,000,000

**Trerice Mill,
Trerice, Nr. Newquay, Cornwall, TR8 4PF**

FREEHOLD



A superbly refurbished and extended former mill house, believed to date from circa 1700 having originally formed part of the Trerice Estate (now National Trust). The impeccably presented accommodation provides wonderful flexibility with 5/6 bedrooms that can be used as a large family home or, has in the past provided a main house and interconnecting annexe. The property enjoys an idyllic rural setting on a quiet country lane above a ford and offers an excellent range of outbuildings with gardens, woodland which in all extends to approximately 1.3 acres.



SUMMARY OF ACCOMMODATION

MAIN HOUSE

Ground Floor Entrance porch, sitting/dining room, kitchen, family room/bedroom 6, second sitting room, side entrance hall (the side entrance hall, second sitting room and family room/bedroom 6, have in the past been used as an interconnecting annexe with bedroom 3 on the first floor), utility room, inner hall, cloakroom, boiler room.

First Floor 39'4" long landing, 5 bedrooms, family bathroom, two separate shower rooms.

Outside Double detached garage and workshop, large workshop/boat store with adjacent study. Approximately 1.3 acres of beautifully landscaped and well stocked gardens, one immediately around the house, further garden on the opposite side of the lane and a strip of woodland behind the mill.



DESCRIPTION

A beautiful, extended former mill house that has been the subject of a quality and painstakingly thorough refurbishment which now sees the property presented to the market in very good decorative order throughout. Trerice Mill was a former flour mill that was once part of the Trerice Estate. Trerice House its gardens and the land around it are now under the stewardship of the National Trust. The surrounding area still offers

beautifully unspoilt open countryside dissected by picturesque country lanes interspersed with period dwellings of which Trerice Mill is one. The property sits in beautiful gardens and woodland above an ancient ford with a pretty stream running through, in quiet rural peace and tranquillity, accessed from a country lane.

Over the last few years, the property has been tastefully altered, improved and refurbished to now provide extremely versatile accommodation comprising five/six bedrooms if used as a main home or the property could equally offer a 2/3 bedroom main residence with the opportunity of creating an interconnecting 2/3 bedroomed annexe which is how the property has been configured in the past. The accommodation has beautifully proportioned rooms allowing both to offer a similar standard and size of accommodation.

The main entrance comprises an entrance porch leading through to a 36' long sitting room/dining room interconnecting with a luxury kitchen with bespoke George Robinson kitchen units. The kitchen comprises tulip wood base cabinets painted in Farrow & Balls 'cooking apple green' with honed black granite worktop surfaces and an excellent range of quality integrated appliances.

Behind the sitting room/dining room is a large utility room of a standard and size of most people's kitchens, with attractive tiled flooring throughout, thick wooden worktop surfaces and an excellent range of cream bespoke fitted cabinets with a large circular stone sink unit. At the other end of the sitting/dining room two steps lead down into an inner hallway off which is a cloakroom and separate boiler room. This lobby would be the interconnection point at ground floor level if the property were used as a main house and annexe.

On the first floor of the main house are five large double bedrooms with two shower rooms and a family bathroom, all of which have been upgraded and refitted. There are two staircases ascending to the first floor which would further enable part of the property to be used as a two storey annexe if required which could interconnect with the main house at ground and first floor levels. The accommodation is currently used as one big family home. There are two side entrances



on the right hand side of the mill, one is into a hallway, the other accesses the second sitting room and a hall with the secondary staircase to the first floor. These accesses are straight off a large brick paved courtyard/parking area between the mill and the double garage/workshop.

The remainder of the ground floor accommodation comprises a cloakroom, boiler room, a second sitting room which has oak flooring, bifold doors to the side garden and a central modern wood burning stove, and finally the family room/bedroom 6.

Surrounding Trerice Mill are beautifully landscaped, well stocked, mature gardens featuring gravelled paths, raised beds, profusely stocked flower and shrub bed borders and a large area of woodland covering the bank behind the mill and following the contours of the valley. On the opposite side of the country lane is a further asphalted parking area with beautifully stocked gardens comprising large areas of lawn, with flower and shrub beds, a greenhouse, a timber garden shed with electric and water and a pond/water feature.

An excellent range of outbuildings include a large double garage and workshop accessed from the brick pavioured driveway to the right of the property. Further twin oak vehicular gates on the left hand side of the property provide access to parking/hardstanding area and a large boat store/workshop together with an adjacent gym are that could provide the perfect work from home environment.



LOCATION

A beautiful former mill standing in a peaceful and picturesque setting, accessed from a quiet country lane near the bottom of a delightfully unspoilt rural valley on the southern side of Newquay. Situated above an ancient ford through which a picturesque stream runs through the valley, delightfully tucked away from the hustle and bustle of everyday life yet extremely conveniently located for easy access to local services, the main roads and the north coast of Cornwall.

Much of the surrounding countryside and properties were under the ownership of the Trerice Estate which has now been broken up and the main house has been acquired by the National Trust. This beautiful valley gives the impression of having remained largely unaltered over hundreds of years and a more idyllic location would be hard to find.

The stream which runs across the ford below the house joins the upper reaches of the River Gannel and the ancient cobble stones of the road are still in evidence. Newquay town lies to the north west and is one of Cornwall's coastal phenomenon's having for many years been a popular coastal resort. The town has now risen as a major destination on the national surfing circuit and combined with the property building explosion has seen high quality apartments and houses created from former hotel sites and quality coastal developments.

The town now, in its own right, draws a truly international audience and is blessed with many surrounding golden sandy beaches which offer excellent bathing and surfing. Newquay has a strong commercial/retail base and offers many leisure facilities. There are out of town supermarkets and trading estates with a retail base varying between national departmental stores and many local trading shops. The leisure infrastructure includes a large aquarium, boating lake, golf course, riding facilities, a zoo and the superb beaches of the surrounding coastline can be accessed via the South West Coast Path.

There are several primary schools within the town and in the nearby village of St Newlyn East. Newquay has two secondary schools and a community college with private schooling available in Truro. The town also offers an excellent array of pubs, restaurants and cafes. The nearby village of St Newlyn East offers a further range of shops and an excellent public house. The surrounding unspoilt countryside is crisscrossed with numerous footpaths and bridleways and the county capital of Truro is within a short drive providing extensive leisure, commercial and retail facilities.

Newquay enjoys easy road access out to the A30 which then remains dual carriageway all the way northwards to Exeter where it joins the national motorway network or the A30 can equally provide swift access to the southwest to the popular coastal resorts of Penzance on the south coast and St Ives on the north. Newquay has a branch line railway station connecting to Par with an onward link to London Paddington (approximate travel time 4½ hours from Par). Cornwall Airport Newquay offers daily shuttle flights to a variety of UK destinations and some European.

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

MAIN HOUSE

Composite front door with brass style furniture opening on to:-

ENTRANCE PORCH Slate tiled flooring, radiator with thermostatic control, double glazed window, part glazed panelled door to:-

SITTING ROOM / DINING ROOM – 36'3" overall x 12'7" A wonderful introduction to the property divided into two distinct areas with grey slate style ceramic tiled flooring throughout.



SITTING AREA Double glazed French doors opening onto the front garden, Granite fireplace with woodburning stove, beamed ceiling, double glazed doors opening onto the front garden, radiator with thermostatic control, inset wall display niches with downlighters, one wall light point.

DINING AREA Double glazed windows overlooking the gardens, a staircase at one end ascends to the first floor, three wall light points, beamed ceiling, radiator with thermostatic control, built-in understairs storage cupboard housing the electric consumer circuit breaker board. Part glazed door to the utility room and a doorway at one end opens onto the:-

KITCHEN – 14'6" x 10' The kitchen is beautifully fitted with a custom George Robinson range of wooden cabinets finished in Farrow & Ball's 'cooking apple green' with spiral metal pewter style handles. There is a comprehensive range of base level cupboards and drawers with one full height unit and thick black granite honed worktop surfaces with wood panelled surrounds. Oak flooring throughout and a range of integrated appliances include two ovens/grills, Miele dishwasher, De Dietrich five ring electric induction hob, 1½ bowl stainless steel sink unit inset into the black granite worktop surface with a honed draining board set into the granite, on one side and a chromium mixer tap with glazed wall splashback. On one side is a display niche with downlighting and fitted wooden shelf above. A full height unit incorporates a large two tier plate rack with further cupboards below the ovens/grills. Beamed ceiling with multiple light points. Built-in wooden wine rack with a range of drawers below. Double glazed window overlooking the gardens and countryside.



UTILITY ROOM – 19'9" x 8' A wonderful triple aspect room with twin double glazed doors opening onto the rear garden at one end and a further double glazed door at the other. Radiator with thermostatic control, attractive mottled cream coloured ceramic tiled flooring with a range of ivory coloured cabinets comprising base level cupboards and drawers and two large full height cupboards, one of which has hanging rail space and shoe shelving and the other is shelved, both have further cupboards above. Ample room for upright fridges and freezers, two polished hardwood worktop surfaces, undercounter space for tumble dryer and washing machine and an inset cream limestone circular sink with chromium mixer tap, Vent Axia extractor fan.

Steps at one end of the sitting/dining room drop down into an:-

INNER HALL Radiator with thermostatic control, double glazed window overlooking the front garden, wall mounted cupboards housing electric consumer circuit breaker boards.

CLOAKROOM Attractive white suite with floral motive, low level wc, matching pedestal wash hand basin with tiled splashback, inset display shelving with cupboards above, radiator with thermostatic control, built-in storage cupboard with fitted shelf and undercounter space and plumbing for a washing machine, ceiling mounted extractor fan.

BOILER ROOM Freestanding Firebird oil boiler to supply domestic hot water and central heating, ceramic tiled floor. Programming controls for the central heating, ceiling vent and downlighter.

A door from the inner hall has an interconnecting door to

FAMILY ROOM / BEDROOM 6 – 17'8" x 11'7". Lovely dual aspect room with double glazed windows and a part glazed door overlooking and opening onto the side vehicular access/courtyard. Radiator, inset ceiling downlighters. (This room has in the past been used as a kitchen/dining room for the annexe).



SECOND SITTING ROOM – 19'9" x 14'2" Thick oak board planked floor throughout. Inset ceiling downlighters, radiator with thermostatic control, television aerial points. Built-in understairs storage cupboard, panelled door returning to family room/bedroom 6.



A panelled door from the sitting room opens onto a side hallway with double glazed door to the courtyard in front of the garage and secondary flight of stairs ascending to the first floor.

From the end of the kitchen/dining room a flight of stairs ascend to the:-

FIRST FLOOR LANDING 39'4" long. Two double glazed windows overlooking the rear garden and light wood effect flooring throughout. Radiator with thermostatic control, wall mounted thermostatic control for the heating, large range of built-in shelving. Airing linen cupboard housing an Ariston pressurised hot water cylinder with surrounding slatted shelving. Monopitched ceiling with inset downlighters, skirting boards, built-in cupboards under one of the windows. From the left of the stairs there are doors off into the various rooms which comprise:-

BEDROOM 1 – 14' x 14'2" to the front of a wall to wall range of built-in wardrobes comprising three doubles. Wood flooring throughout, loft hatch access, inset ceiling downlighters, two double glazed windows overlooking the front garden.



BEDROOM 2 – 16'3" x 10'4", narrowing to 8'8" at one end. A lovely triple aspect room with double glazed windows to the front overlooking the garden and a conservation style double glazed skylight window to the rear elevation. Part monopitched ceiling with inset downlighters, large inset display niche, oak flooring, built-in double wardrobe with shelving and hanging rail space, radiator with thermostatic control, telephone point, loft hatch access.



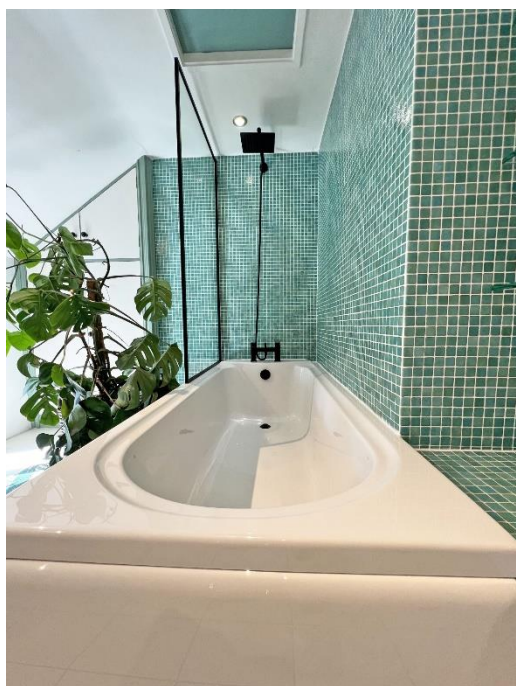
BEDROOM 3 – 11'9" x 9'7" Double glazed windows overlooking the gardens, radiator with thermostatic control, large built-in wardrobe.

BEDROOM 4 – 14'4" x 11'3", narrowing to 7'9" at one end A lovely dual aspect room with double glazed windows overlooking the front and rear gardens. Telephone points, radiator with thermostatic control. Doors interconnecting to both landings.

BEDROOM 5 – 11'4" x 8'8" Double glazed window overlooking the front garden and countryside beyond, large walk-in wardrobe with hanging rails on either side and shelves above.

FAMILY BATHROOM – 12' x 9'8"

Beautifully refitted with a white panel enclosed bath, matt black mixer tap and shower attachment and associated controls. Matt black framed shower screen to one side, white ceramic wash hand basin with matt black mixer tap and drain on a vanity cabinet of dark wood with glass toiletry shelving and chromium towel rail. Low level wc, attractive mottled green mini tiled wall, electric shaver point, loft hatch access. Double glazed window overlooking the front garden, split level tiled flooring, built-in inset ceiling downlighter, built-in toiletry cupboard and chromium ladder radiator/towel rail.



SHOWER ROOM Beautifully refitted with a white suite and matt black fittings which include a corner shower cubicle with marble style tiled wall surround, matt black shower rain head and flexible shower hose. White ceramic wash hand basin set on a vanity cabinet with matt black mixer tap, low level wc, half height marble style part tiled walls, two wall lights point, electric shaver point. Matt black ladder radiator/towel rail, marble style tiled flooring, extractor fan, inset ceiling downlighters.



SHOWER ROOM 2 White suite comprising a fully tiled shower cubicle with mosaic tiling and matt black rain head and shower control. White ceramic sink unit on a vanity cabinet with wood door beneath and matt black mixer tap and control, wall hung white low level wc with gloss black wall flush plate above, tiled toiletry shelving and attractive tiled wall surrounds to the sanitaryware, black electric shaver point, two wall light points, inset ceiling downlighter, wood effect flooring, double glazed window overlooking the front garden, matt black radiator/towel rail, extractor fan. Secondary landing and staircase descending to side hallway.



BEDROOM 5 – 14'4" x 11'3", narrowing to 7'9" at one end A lovely dual aspect room with double glazed windows overlooking the front and rear gardens. Telephone points, radiator with thermostatic control.

OUTSIDE

Trelice Mill has two vehicular accesses from the road with the first being to the right of the property. This is initially approached over an asphalted apron which passes between two tall wooden gates onto a wide brick paved driveway which sweeps up the side of the house, broadening to form an off-road parking/turning area and providing access to the:-

DOUBLE DETACHED GARAGE/WORKSHOP – 29'2" x 16'9" Two metal single up and over doors and one adjacent pedestrian entrance door to the front elevation, two large windows to the rear to provide natural light, large open eaves storage area, multiple ceiling light points, power points, concreted floor, wall mounted electric consumer circuit breaker board, metal pedestrian door returning to the front courtyard, outside lighting and external power points. There are external electric meter boxes on the side wall of the house. To the side of the paved parking area is a raised gravelled border with inset tree and steps with inset LED lighting descend to a lower area of seating with built-in seats around a sunken area which currently houses a firepit, beyond which is a further gravelled sitting area ideal for alfresco dining.



Above the parking are natural stone walls with a well stocked flowerbed on the first tier and gravelled garden with inset ornamental trees on the higher level. Steps run along the back of the house leading up to a higher tier of gravel and paving with a path running along the back to:-



SECOND WORKSHOP – 27' x 13'8" with a 17'6" roof height Metal roller up and over shutter door to the front, wall mounted electric consumer supply, telephone point, ceiling light points, electric power points and obscure glazed window to the rear to provide natural light.

A flight of brick steps to the side of the workshop ascend to a uPVC double glazed door which opens onto the:-

GYM – 17'8" x 7'3" Radiator with thermostatic control, vinyl panelled walling, large uPVC double glazed window at one end providing natural light, panelled ceiling with strip lights.

Along the back of Trerice Mill there is a brick paved pathway and raised patio area accessing the low door/window from the first floor landing. Beyond this the gardens ascend in well planted tiers up the hillside behind the house with paved patio areas, a summer house and large strip of woodland with a boundary hedge to a field at the rear. On the opposite side of the quiet country lane Trerice Mill also owns another area of land which has been beautifully landscaped, profusely stocked and now provides a superb, mature garden area hosting a myriad of exotic and native plants in well organised beds and borders incorporating roses, fuchsias, contorted willows, montbretia, ferns, rosemary, gunnera and many more. The well planted beds are interspersed with wide areas of lawn

and the far boundary of this land as it meets a field comprises a water garden with a central bridge. The water garden is stocked with a variety of water loving plants such as lilies, iris and pond weeds. There are mature trees around this garden providing privacy and shaded areas. There is a shingled area providing off-road parking for numerous vehicles beside which is a timber garden shed with electricity supply and housing the borehole equipment, outside power point and water tap. There is a further vehicular access to a parking area on the far right of the plot providing room for trailers, camper vans, caravans or further parking. In all the gardens and grounds extend to approximately 1.3 acres and form a main feature of this superb property.





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 TR8 4PF.

SERVICES Mains electric, mains water and borehole, private drainage, telephone/broadband subject to suppliers regulations.

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

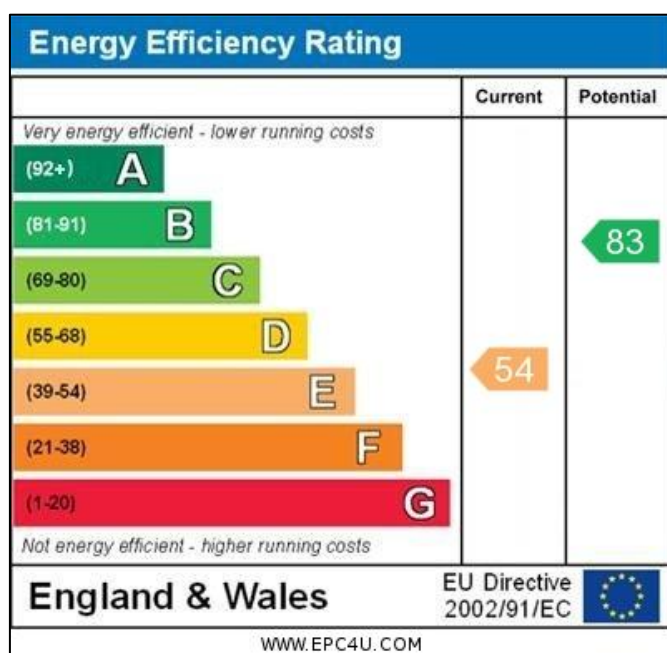
DIRECTIONS Following the A30 from Bodmin towards Redruth, turn right on the A392 at Indian Queens towards Newquay. After 7 miles you will pass through the village of Quintrell Downs. At the roundabout in Quintrell Downs proceed straight across, continuing on the A392 towards Newquay. After just over a mile, you will pass a large holiday park on the left hand side called Hendra, shortly after which is a left hand bend and the road starts to descend. Take the first turning left sign posted 'Lane Theatre', which is a single track lane which runs past some cottages on the left and then a farm shop on a sharp left bend. Proceed along this road for approximately one mile, down past a farm called Legonna and Tserice Mill will be found at the bottom of the valley 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.



For reference only, not to form any part of a sales contract.



