



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10239

Guide £1,500,000

Meadowbank,  
Trevellas, St Agnes, Cornwall, TR5 0XZ

**FREEHOLD**



**An impressive, individual 5 bedroomed detached residence, ideally situated in picturesque south facing gardens of circa 0.78 of an acre behind a gated entrance, a mere 2 miles from the north coast village of St Agnes. Constructed in 2015 to an exacting standard, an extremely well presented home, architecturally designed with the additional benefit of a further circa 1.6 acres of land and two further garages/tractor sheds included within the sale. In all, circa 2.4 acres.**



**SUMMARY OF ACCOMMODATION – In all, about 5,053sq.ft.**

**Ground Floor** Galleried entrance hall, downstairs shower room, open-plan living accommodation with living/dining room and kitchen/breakfast room, utility room, office, snooker room.

**First Floor** Galleried landing, master suite with principal bedroom en-suite and two walk-in dressing rooms, bedroom 2 with walk-in dressing room and en-suite shower room. Bedroom 3 and bedroom 4. Bedroom 5/snug, family bathroom.

**Outside** The site in which the house is situated measures circa 0.78 of an acre, with beautiful south facing gardens bordered by a stream. Detached double garage with hobby room above. A further circa 1.6 acres of amenity land accessed opposite the entrance to the house is included within the sale, further double garage/storage facility, tractor shed, land comprising of pastureland/woodland.

**In all, about 2.4 acres.**

**DESCRIPTION**

Meadowbank offers a particularly rare opportunity to acquire a completely individual, architect designed residence in the highly desirable hamlet of Blowinghouse, Trevellas,

some 2 miles from the north coast village of St Agnes. A sizeable detached cedar/natural stone clad property approached via a gated granite pillared driveway entrance with natural granite steps leading to the entrance door.

Internally, the accommodation flows superbly with a double height galleried entrance hall opening into the superb, open-plan living accommodation with a triple aspect living/dining room with floor to ceiling double glazed windows overlooking the superbly landscaped rear garden, opening into kitchen/breakfast room. Comprehensively fitted with a Nolte bespoke German kitchen, integrated appliances and 'dining booth' with made to measure seating and composite dining table. Also, at



ground floor level there is a study, utility room, well appointed shower room and an impressive snooker/games room. A dual aspect room currently utilised as a snooker room, although it could be used as a secondary sitting room/games room.

At first floor level, accessed via a solid oak staircase there is a galleried landing providing access to bedrooms 1 through to 5. The principal suite comprises of a delightful principal bedroom, a triple aspect room with vaulted ceiling and exposed beams benefitting from superb views over its own garden and surrounding countryside. There are 'his and hers' dressing rooms and a well appointed en-suite bathroom with standalone bath and double walk-in shower. Bedroom 2 also benefits from en-suite facilities, a walk-in wardrobe and has Velux windows to the front and rear elevation allowing much natural light. There are three further double bedrooms at this level and the family bathroom.

Externally, the majority of the formal gardens are to the rear of the property and are approaching 0.78 of an acre bordered to one side by a stream and predominantly laid to lawn. There are further sitting out areas which have been hard landscaped for ease of maintenance and house a variety of hardy shrubs and plants, whilst there are a number of storage facilities and a playhouse to the bottom of the garden. The rear garden is entirely enclosed by fencing, deciduous hedging and flowerbeds to ensure privacy. There is a detached double garage with hobby room above and driveway parking for up to 7 vehicles. Also included in the sale is a parcel of land opposite the property with two further garages/storage facilities, one of which is a double with electric up and over doors and lighting and power with further driveway parking for another 5 vehicles. There is a path leading up to an area of amenity land, mainly made up of pastureland with some woodland, in all approaching 1.6 acres.

**Meadowbank presents an increasingly rare opportunity to acquire a property of this size and quality on the northern coast of Cornwall, within this close a proximity of St Agnes.**

## **LOCATION**

Meadowbank is located in a little known, extremely tranquil south facing wooded valley only about a mile from the towering cliffs and smaller coves along the coastline between St Agnes and Perranporth. The stream that runs along the border of the property continues through the valley and the hamlet of Perrancoombe before arriving at Perranporth and spilling out across the 2 mile long sandy beach. Perranporth is extremely popular with surfers and kitesurfers and is famed for having the Watering Hole bar and restaurant set on a plateau on the beach itself. Behind the beach are publicly accessible sand dunes and a well renowned golf course.

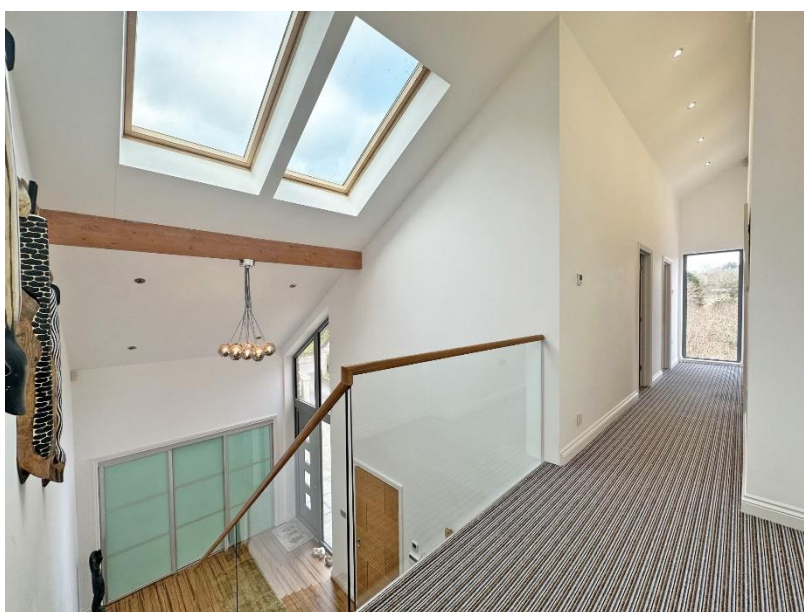
St Agnes is a little more than a couple of miles away to the west and has a very different feel to Perranporth being an historic village dotted with Georgian and Victorian properties set around the cliffs and valleys descending down to Trevaunance Cove. Between Perranporth and St Agnes you will find a wide variety of local retailers, professional services and doctors, dentists, vets and schooling.

About 8 miles away is the city of Truro, Cornwall's capital which has the fullest range of shops and services anywhere in Cornwall including many restaurants, a flagship Marks & Spencer store overlooking the Lemon Quay piazza, the Hall for Cornwall theatre, multi-screen cinema and three private schools. Truro also has a mainline railway link with direct trains to London Paddington taking around 4½ hours. About an hours' driveway away is Cornwall Airport Newquay which has regular flights both internally and internationally.

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

Approached via a natural flagstone paved patio from the parking area with aluminium entrance door with glazed panes and glazed returns opening into:-

**GALLERIED ENTRANCE HALL** With carbonised bamboo flooring, vaulted double height ceiling with exposed beams, two Velux rooflights, handmade oak staircase rising to first floor level with glass panel returns and timber handrail. Cloaks cupboard housing Grant oil fired central heating boiler and pressurised water tank, zonal underfloor heating control and Rega Vent hot air retention controls. Entrance hall opening into:-



### **OPEN-PLAN LIVING / DINING**

**ROOM – 28'1" x 18'7"** A beautiful first impression to the home, a triple aspect room with floor to ceiling double glazed windows to rear and side elevations with quadruple bifold doors to the side elevation opening onto flagstone patio area. Carbonised bamboo floor, exposed larch glulams and views over the landscaped rear gardens and countryside beyond.

## **OPEN-PLAN KITCHEN / BREAKFAST ROOM – 20'3" x 16' plus return of 9'2" x 8'7"**

Another triple aspect room with double glazed windows to the rear, side and front elevations, a bespoke Nolte German kitchen with a range of composite working surfaces with glass splashback, high gloss cupboards below and additional wall mounted cupboards above with pelmet lighting. Integrated Miele appliances include double oven, four ring induction hob with rising extractor fan, dishwasher, wine/bottle cooler



and space for American style fridge/freezer, sunken 1½ bowl steel sink with side draining and instant hot water mixer tap. Breakfast bar with seating, alcoved dining booth with made to measure bench seating and substantial composite dining table, views to the front elevation. Ceramic tiled flooring with zonal underfloor heating control, ash glulams.

**UTILITY ROOM** With working surfaces, high gloss cupboards beneath for storage, space for washing machine, stainless steel sink with side drainer, Electrolux house vacuum system, obscured double glazed window to the side elevation, cupboard housing Rega Vent heat recovery ventilation system, ceramic tiled flooring with zonal underfloor heating control.

**STUDY – 12'4" x 7'5"** A dual aspect room with double glazed windows to the rear and side elevations, carbonised bamboo flooring, zonal underfloor heating control, views to rear and side elevation.



**SNOOKER ROOM – 22'8" x 16'7"** Zonal underfloor heating control, a dual aspect room with three sets of double glazed windows to the side and front elevation, snooker table base with snooker table downlighters.

**SHOWER ROOM** With ceramic tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixer tap, glass splashback with vanity drawer beneath, walk-in double shower with rainwater shower head and additional shower attachment, tiled surround and glass screen, extractor fan. Obscured double glazed window to the front elevation and dual heated towel rail.

### **FIRST FLOOR**

**GALLERIED LANDING** With vaulted ceiling with exposed beams, zonal underfloor heating control, floor to ceiling double glazed window to the side elevation benefitting from views over surrounding woodland and farmland beyond. Doors to bedrooms 1 through to 5 and a family bathroom.

**PRINCIPAL BEDROOM SUITE – 19'8" x 13'3"** An impressive principal suite comprising of a triple aspect principal bedroom with vaulted exposed beamed ceiling and cathedral style windows to the rear elevation overlooking the landscaped rear gardens, woodland and countryside beyond. Two walk-in dressing rooms and en-suite bathroom.



**PRINCIPAL BEDROOM** An impressive, architecturally interesting room with vaulted exposed beamed ceiling, cathedral style windows to the rear benefitting from superb

views over the rear garden, surrounding woodland and countryside beyond. Additional mid-level double glazed windows to both side elevations. Zonal underfloor heating control. Doors to:-

**HIS AND HERS DRESSING ROOMS** With integrated storage and shelving in each. Sloping ceiling with exposed beams.

#### **EN-SUITE BATHROOM**

With ceramic tiled flooring, Villeroy & Boch low flush wc, Villeroy & Boch his and hers mounted sinks with hot and cold mixer taps and vanity drawers beneath, glass splashback. Standalone Ashton & Bentley oval bath with hot and cold mixer tap and shower attachment. Walk-in double shower with rainwater shower head, additional shower attachment, tiled



surround and glass screens. Dual heated towel rail, extractor fan and three double glazed porthole windows to the side elevation, sloping exposed beam ceiling.

**BEDROOM 2 – 20'5" x 10'3" with partially sloping ceilings, average measurements taken to a height of 1.5m** Another architecturally interesting room with vaulted exposed beamed ceiling comprising of a large double bedroom, walk-in dressing room and en-suite shower room.

**BEDROOM 2** Vaulted exposed beamed ceiling, three Velux rooflights to the front and rear elevations, zonal underfloor heating control. Opening into:-

**DRESSING ROOM** With Velux rooflight to the front elevation, storage and hanging space.

**EN-SUITE SHOWER ROOM.** With ceramic tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixer tap, glass splashback, vanity cupboard beneath. Shower cubicle with rainwater shower head, additional shower attachment, tiled surround, glass screen and glass door. Dual heated towel rail, extractor fan. Sloping ceiling with exposed beams.

**BEDROOM 3 – 12'4" x 9'9"** Zonal underfloor heating control, sloping ceiling, angled double glazed window to the rear elevation benefitting from superb views over the landscaped rear garden, woodland and countryside beyond.

**BEDROOM 4 – 12'4" x 9'3"** Zonal underfloor heating control, sloping ceiling, angled double glazed window to the rear elevation benefitting from views over the well landscaped rear gardens, woodland and countryside beyond.

**BEDROOM 5 / SNUG – 12' x 8'8"** Zonal underfloor heating control, sloping ceiling, mid-level double glazed window to the front elevation.

**FAMILY BATHROOM** Zonal underfloor heating control, ceramic tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixer tap, glass splashback, vanity drawers beneath. Inset double ended bath with hot and cold mixer tap, tiled surround. Walk-in double shower unit with rainwater shower head, additional shower attachment, glass screen and glass door, obscured double glazed mid-level window to the front elevation, extractor fan.

## **OUTSIDE**

**DETACHED DOUBLE GARAGE – 20'8" x 20'1"** With electric roller door, lighting, power, pedestrian entrance door onto rear garden. Staircase leading to:-

**HOBBY ROOM – 20'1" x 9'9"** With partially sloping ceilings, average measurements taken to a height of 1.5m. Velux rooflights to the front and rear elevations, electric radiator, multimedia point.

**PILLARED DRIVEWAY** With granite pillars opening onto a substantial driveway parking area suitable for both boat and vehicle storage, providing parking for up to 7 vehicles. Outside power and water point. Pathway leading to useful storage shed, located at the rear of the garage. Oil storage tank.

**REAR GARDEN** Circa 0.78 of an acre, a well thought out, level garden bordered to one side by a stream and immaculately landscaped throughout to create many areas of interest. With a substantial patio area surrounding Meadowbank providing an elevated sitting out area with steps leading down to the main rear garden. With a large area of levelled lawn bordered entirely by mature shrubbery and fencing for increased degrees of privacy, many flowerbeds up and down the plot has a variety of mature shrubs and plants including a number of camellias and rhododendrons whilst there is also a mature weeping willow. A water leat runs through the centre of the garden with timber bridges across, hard landscaped area to one side with water feature/pond with low level flowerbeds.



**ADDITIONAL LAND** An area of additional land was acquired by our vendors at a later date and is accessed via a timber gate, accessed opposite the entrance to Meadowbank. This houses forecourt driveway parking for up to 7 vehicles, two large storage facilities/garages, one of which has electric roller doors and lighting and power. There is a gently sloping pathway leading up to an area of amenity land with two paddocks and further area of woodland, in all circa 1.6 acres. The land is bordered by hedging and is considered to be mainly used as land for leisure/grazing purposes.



**DETACHED DOUBLE GARAGE / STORAGE FACILITY 1 – 29’7” x 19’** Two electric roller doors, lighting, power.

**DETACHED GARAGE / STORAGE FACILITY 2 – 23’1” x 19’8”** Roller door, side pedestrian access door.

### **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** TR5 0XZ.

**SERVICES** Mains water and electricity. Private drainage via a sewage treatment plant. Oil fired underfloor heating system. Solar panelling and photovoltaic panelling.

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

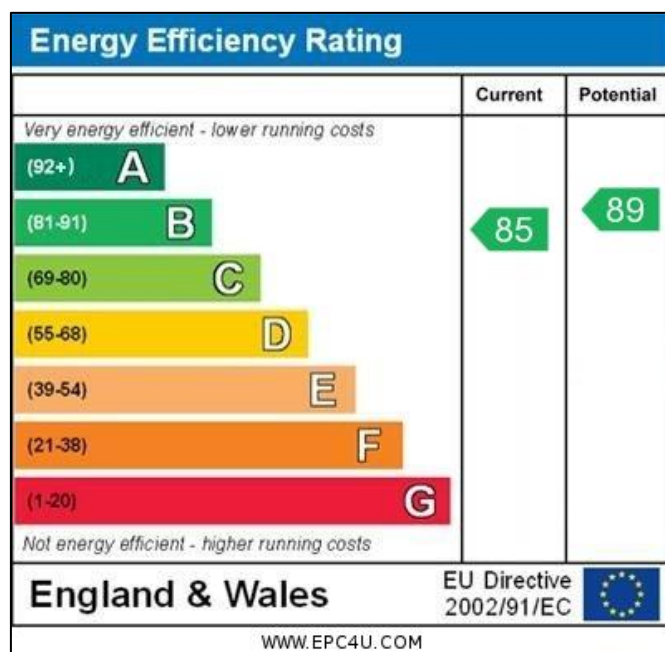
**DIRECTIONS** From Chiverton Cross roundabout, take the A3075 towards Newquay, proceed along this road taking the third major turning left signposted Perranporth. Proceed along the B3284 until you reach the fourth major turning on the left signposted Blowinghouse. Take this turning and proceed along the road until you pass over a ford, Meadowbank will be found some 50 metres after the ford on the left hand side with a name plaque for identification purposes.

**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.**

## Meadowbank, Trevellas, St. Agnes

Approximate Area = 5001 sq ft / 464.6 sq m (includes garages and excludes void)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 5053 sq ft / 469.4 sq m

For identification only - Not to scale

