



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10378

£1,175,000

Leat House, Mill Lane,  
183 Charlestown Road, Charlestown, St Austell, Cornwall, PL25 3NP

FREEHOLD



In an exclusive, private and very sought after sylvan setting on the edge of the picturesque Georgian quayside village of Charlestown, beside St Austell Bay. A beautifully presented, detached and extended, 6 bedroom, 4 reception roomed house with 2 en-suite bath/shower rooms and a family bathroom, set in a large walled garden plot in an exclusive setting off a treelined private lane within a World Heritage Site and within an easy walk of the picturesque harbour, beaches and sea. The property stands within circa .4 of an acre with plenty of parking, a double garage and further outbuildings.



## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance porch, dining room, kitchen, sitting room, principal lounge, music room, utility room, cloakroom.

**First Floor** Principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, 4 further bedrooms and family bathroom.

**Outside** Integral double garage with electric roller doors, Finlog cedar chalet, outbuildings, and mature walled gardens, in all extending to over .4 of an acre.



## **DESCRIPTION**

The sale of Leat House offers a very rare opportunity to acquire a wonderful, detached house standing in walled gardens within a World Heritage site above the sought after harbourside village of Charlestown on the south Cornwall coast. The property is approached over a shared private tree lined drive giving access to only five properties in total. This is an extremely desirable location, the property having uninterrupted views over adjacent countryside towards the coast and yet St Austell centre being within only a five minute drive.

Leat House was very comprehensively modernised in 1990, (to the extent that only the external walls and two internal walls remained) and then, in 2008, a highly individual extension was added which features a double storey principal lounge with full height glazing

taking full advantage of the superb outlook towards the sea, a music room, a utility room, a principal bedroom with en-suite shower room and a double integral garage with electric roller doors.

With the benefit of gas fired central heating (including underfloor heating to the extension) great care has been taken to preserve the charm and character of the original house which features some exposed beams, a fine Georgian fireplace in the dining room, gunstock



double doors into the dining room and two sets of double glazed doors opening from the kitchen and dining room, onto the broad sun terrace in the rear garden.

In complete contrast, the focal point of the new extension is a triangular Fugar woodburning stove flanked on one side by the galleried landing and complemented by Travertine flooring set adjacent to the full height windows which look over the walled garden and valley beyond, towards the coast. The extension is built to a very high standard and features natural stone to the front elevation, underfloor ground floor heating and argon filled Planitherm double glazing by Saint-Gobain. The windows and doors in the original house have all just been replaced with new double glazed sash windows finished in white uPVC.



On the ground floor are three reception rooms, a fully fitted kitchen with integrated appliances, a utility room and cloakroom, whilst on the first floor, are two double bedrooms with en-suite shower rooms, four further bedrooms and a family bathroom. The house stands in lawned, mainly walled gardens of over .4 of an acre.

## **LOCATION**

Leat House enjoys a most desirable setting on the fringe of the charming village of Charlestown and benefits from views over adjacent fields and woodland to the sea beyond. Approached via a private lane (which is also a public footpath) serving just five properties, the setting offers a high degree of peace and privacy without isolation.

Unlike most Cornish ports whose development and growth can be traced back to medieval times, Charlestown sprang from the drawing board to reality in a mere 10 years. Due to the enterprise of one man, Charles Rashleigh, a local industrialist, the harbour was completed in 1801 for the import of coal and the export of china clay from the St Austell area. Local workers fell into one of two categories – those with clay white faces and clothes and those covered with black coal dust. The harbour, walls and lock gates were designed by the engineer John



Smeaton, responsible for the Eddystone Lighthouse and the entire village was carefully planned at one stroke, with a broad, tree lined main street running down to the harbour. Charlestown with its Georgian houses provides an evocative picture and it has long established itself as a film location, productions including The Onedin Line, Poldark, The Three Musketeers, The Eagle Has Landed and many more. The harbour and surrounds, including Leat House, are now designated a World Heritage site.

Charlestown is situated on the south Cornish coast to the south east of St Austell town centre which has recently undergone a re-build and provides a wide range of leisure, commercial and retail facilities together with a main line rail station with a direct link to London Paddington with approximate travel time of 4½ hours. Road connections to the A30 (Cornwall's main arterial road) are excellent with a dual carriageway link northwards to Exeter where it joins the national motorway network and southwards to other coastal resorts such as St Ives, Penzance and Land's End.

Charlestown is also most convenient for local golf courses, active rugby and football clubs and for Polkyth leisure centre and swimming pool whilst the South West Coast Path lies within a few minutes' walk. Within the village is a selection of pubs, wine bars, an hotel and restaurants and the port is home to several tallships which often grace the waters of St Austell Bay where they are used for filming some of the films and TV series.

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

A panelled entrance door opens to:-

**ENTRANCE PORCH** Quarry tiled floor and with 'gunstock' half glazed double doors opening to:-

**DINING ROOM – 19'8" x 12'6"**  
Part split level, the focal point being the most attractive cast basket fireplace with Georgian pine surround and slate hearth flanked on one side by a further former fireplace opening with clove oven. Twin double glazed doors to the rear sun terrace with further double glazed window overlooking the front garden. Two wall light points. The dining room is semi open-plan to the:-



**KITCHEN – 15'5" x 12'5"** Comprehensively refitted with a modern range of base and wall mounted cabinets with pewter style handles and surrounding, honed dark granite worktop surfaces and upstands with surrounding tiled wall splashbacks. Fitted Bertazzoni cooking range with six ring gas hob and filter hood above, two ovens/grills and a pan storage drawer. Built-in, pull-out spice rack cupboard to the side and tiled splashback above, further integrated appliances include a fridge, separate freezer and a Smeg dishwasher. Built-in white Belfast sink with chromium mixer tap above, inset ceiling downlighters. Wood flooring throughout. Vertical wall mounted radiator, twin double glazed doors opening onto the rear sun terrace.



An oak door on one side of the dining room opens onto the:-

**SITTING ROOM – 19'7" x 12'8"** A lovely character filled room with exposed beams, slate fireplace with multi fuel burning stove and protruding slate hearth. Triple aspect with double glazed sash windows on three sides, television aerial points, two radiators.



An oak door from the kitchen opens onto the:-

**PRINCIPAL LOUNGE – 24'11" x 16'7"** A superb light and airy room which is double height with a vaulted ceiling opening on to a minstrel gallery on the first floor. Feature wood flooring throughout apart from a limestone tiled area with underfloor heating adjacent to double glazed windows and doors which fully cover one end of the room and return along one side with twin double glazed doors opening onto the rear garden and sun terrace and double glazed apexed wall of glass looking out over the garden to woodland and the sea beyond. Three wall light points, superb feature Fugar woodburning stove set in one corner within a triangular recess and a wood trimmed slate hearth in front of it. Four wall light points, occasional lighting points. Door to:-



**MUSIC ROOM – 14'5" x 10'10"**

Double glazed French door and large adjacent window overlooking the rear garden, five wall light points, double glazed window to the side. Wall mounted thermostat for the underfloor heating. A door at the back of the garden room opens onto the:-

**UTILITY ROOM – 9'5" x 8'8"**

A range of base level cupboards, one full height cupboard and further matching wall cupboard. Single drainer stainless steel sink unit with chromium mixer tap and surrounding tiled wall splashbacks. Integrated wine rack, beamed ceiling, part double glazed stable door opening onto the front driveway, two runs of roll edge laminated worktop surfaces with undercounter space for tumble dryer and washing machine. The full height cupboard houses a pressurised hot water cylinder with adjacent wall mounted electronic programming controls. Oak effect flooring.

Integrated wine rack, beamed ceiling, part double glazed stable door opening onto the front driveway, two runs of roll edge laminated worktop surfaces with undercounter space for tumble dryer and washing machine. The full height cupboard houses a pressurised hot water cylinder with adjacent wall mounted electronic programming controls. Oak effect flooring.

**CLOAKROOM** White suite comprising a low level wc, pedestal wash hand basin with attractive tiled splashback, oak effect flooring, radiator, extractor fan. Two opaque double glazed sash windows.

From the dining room a staircase with wooden handrail to one side, ascends to the:-

**FIRST FLOOR LANDING** Inset ceiling downlighters, loft hatch access. At one end of the landing there is access via a minstrel's gallery above the garden room to:-



**PRINCIPAL BEDROOM – 18'7" x 15'6"** A lovely dual aspect room with double glazed doors and windows on either side, opening onto a roof balcony with storage cupboard to one side, glazed and wooden safety rails/panels, providing lovely views over the surrounding fields, woodland and the sea in the distance. Wood effect flooring throughout, two radiators,

three wall light points, two double glazed windows overlooking the front driveway. Oak door opening onto:-



#### **EN-SUITE SHOWER ROOM**

White suite comprising a large corner tiled shower cubicle with fitted shower, low level wc with concealed cistern set in a vanity surround with wash hand basin to one side, wood effect flooring. Chromium ladder radiator/towel rail, loft hatch access, part tiled walls, opaque double glazed window, extractor fan.



**GUEST BEDROOM SUITE.** Comprising:-

**DOUBLE BEDROOM 2 – 13'4" x 12'6"** Well proportioned room with a double glazed sash window providing incredible views out over the surrounding fields and woodland with the sea in the distance. Along one wall is a wall to wall range of built-in wardrobes comprising four doubles. Radiator, television aerial point. Oak door to:-





**EN-SUITE SHOWER ROOM** Fully tiled shower cubicle with fitted Mira shower, low level wc, pedestal wash hand basin, slate effect tiled floor, radiator. Opaque double glazed window, wall mounted electric shaver point and light above the sink, air vent, electric chromium towel rail/radiator.

**BEDROOM 3 – 13' x 7'10"** Double glazed sash window taking advantage of the outlook towards the sea, over the rear garden and surrounding fields/woodland, and the measurements having been taken to incorporate the built-in wardrobe with louvered doors.

**BEDROOM 4 – 10'2" x 8'3"** Double glazed sash window overlooking the rear garden, fields and woodland beyond with the sea in the distance.

**BEDROOM 5 – 10'5" x 8'1"** Double glazed sash window overlooking the front garden, radiator.

**BEDROOM 6 – 10'4" x 6'9"** Double glazed sash window overlooking the front garden, radiator.

**FAMILY BATHROOM – 10'1" x 8'** Beautifully refitted with a white suite comprising a fitted tray with fixed glazed screen to the side, tiled wall surrounds and fitted shower with chromium fittings including a rain head. Oval white bath with freestanding chrome mixer tap and handheld shower spray. His and hers white sinks set on vanity cabinets with toiletry drawers beneath. Low level wc with concealed cistern and toiletry shelf above. Fully tiled walls, large wall mounted mirror, opaque double glazed window, tiled floor, electric shaver point. Vertical electric chromium ladder radiator/towel rail working from the central heating and a separate electric supply.



## OUTSIDE

Leat House is approached from a well metalled private road with a brick pavioured and tarmac driveway entering the grounds between flanking gateposts and sweeping down through the front garden to the house with the surrounding area to the house being brick pavioured. This provides parking and turning areas for numerous vehicles. Immediately to the left as you come in through the entrance gate is a:-

**STONE OUTBUILDING / GYM** Pitched modern profile metal roofing on a wooden frame with wall mounted electric consumer circuit breaker board and electric power/light point. Freshwater tap to one side. Beyond the stone building is a chicken run and adjacent to that a timber chalet with decked veranda to the front and internal electric power points and a consumer circuit breaker board.

Beyond the timber chalet is a further stone outbuilding with electric light point currently used as a wood store and in one corner of which is the 'old copper' where historically the washing would have been done. There is an open fronted wood shed to the rear of this outbuilding. There are two further outside taps in the front garden.



There are gated accesses on either side of the house to the rear garden and to the side of the left hand path is an impressive recess where the original mill wheel would have operated the spindle for which is still in place. The rear garden is mainly laid to lawn with walled boundaries and planted flower and shrub borders. In one corner is a brick garden shed with paved flooring, a window and metal roof. Along the back of the house, adjacent to it, is a paved sun terrace with flower and shrub border and a timber trellised arch with climbing roses sheltering a slate paved path with steps down to the lawn. The gas meter is to the right hand side of the door into the utility room and the electric meter is wall mounted to the left hand side of the door into the utility. In all, the gardens are in excess of .4 of an acre.

**INTEGRAL DOUBLE GARAGE – 19'2" x 18'9" (overall measurements)** Two remote controlled up and over roll shutter doors to the front. Double glazed sash window to the side providing natural light. Electric light and power points. Wall mounted Worcester gas fired combination boiler to supply domestic hot water and central heating.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: [www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com) E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).

**POST CODE** PL25 3NP.

**SERVICES** Mains water, electricity, gas and drainage. There is underfloor heating (from the central heating system) in the garden room, music room and the utility room.

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

**DIRECTIONS** Charlestown Road runs from the large roundabout on St Austell bypass by Penrice School (on the A390), down to Charlestown harbour. Mill Lane will be found on the right hand side when travelling down towards the harbour, just past Penrice Community College. Tall stone pillars flanked by curved walls stand at the entrance and there is a sign on the left hand pillar 'Mill Lane'. Proceed along Mill Lane and Leat House is the third house on the left hand side.

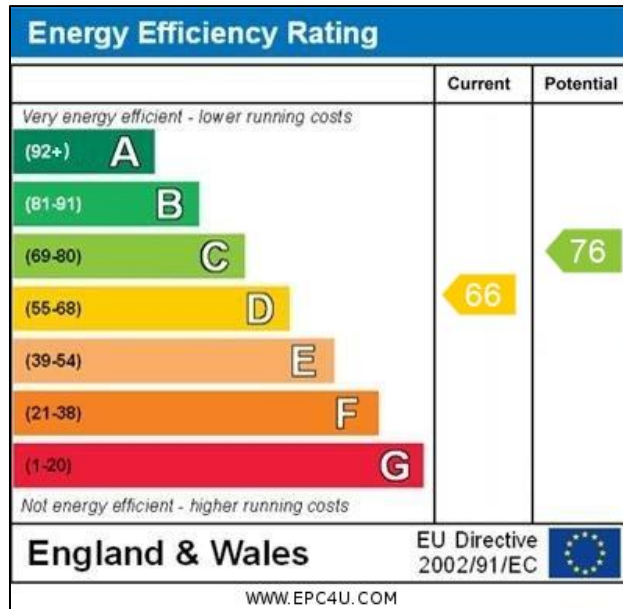
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services,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

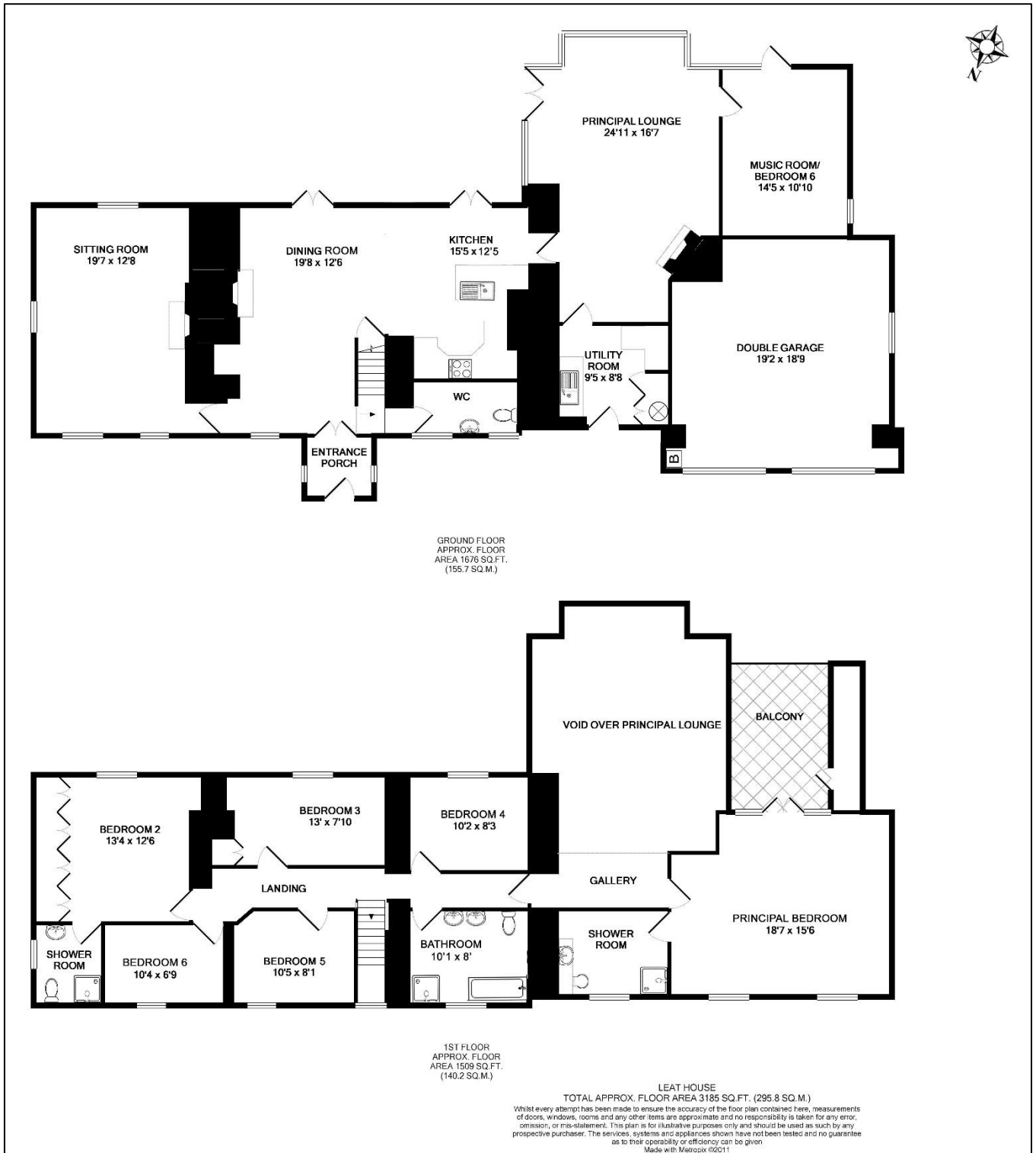
**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**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.

