



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10381

Offers over £1,000,000
Up to 20 acres available by separate negotiation

Trelewick,
St Allen, Truro, Cornwall, TR4 9QU

FREEHOLD



To be sold for the first time since construction in 1990.

Situated in idyllic rolling countryside in a private yet highly convenient location between the north Cornish coast and the cathedral city of Truro, a beautifully presented detached modern farmhouse with 4 double bedrooms, 3 bath/shower rooms and 3 reception rooms. With integral double garage, ample driveway parking, all set in meticulously manicured gardens of about an acre.





SUMMARY OF ACCOMMODATION – In all, about 3,451sq.ft.

Ground Floor Large entrance hall, sitting room, family shower room, ground floor double bedroom, snug with inset Rayburn Royal stove, triple aspect dining room, kitchen with pantry storage and further large walk-in cupboard, rear hall with access to driveway, rear courtyard and garden, integral double garage, further wc and utility room.

First Floor Large landing with family bath/shower room, principal bedroom with en-suite bath/shower room, walkthrough dressing room and large double aspect bedroom overlooking the beautifully manicured front garden. 2 further double bedrooms both enjoying lovely views over fields and surrounding countryside.

Outside Driveway parking for numerous vehicles, integral double garage. Sweeping hedge lined crunchy gravelled driveway to the property with broad sun terrace with steps down to the meticulously manicured gardens with shaped hedging and a plethora of profusely stocked beds and borders with a stream fed pond at the lower level.

FOR SALE BY SEPARATE NEGOTIATION

Around the house and gardens are two field enclosures of gently sloping pastureland of about 20 acres.



LOCATION

Trelewick is situated in a delightfully peaceful yet readily accessible position about 4 miles to the north west of Truro and about 2 miles to the south of the A30 express way. The property is surrounded by rolling agricultural land in deep wooded valleys and both the north Cornish coastline about 5 miles and the south Cornish coastline about 8 miles are within a short drive.

The cathedral city and county capital of Truro which is situated about 3 miles to the east provides excellent educational, recreational and shopping facilities and a mainline station to London. Truro has the benefit of having Treliske Hospital, one of the major hospitals in the south west and offers an excellent range of independent and state schools for children of all ages.

FOR SALE FREEHOLD

Rarely are such opportunities offered for sale, particularly those in such coveted, convenient central locations almost equidistant from the rugged north Cornish coast and the cathedral city of Truro.

Trelewick has been in the same family's ownership since 1965. The house itself is being offered for sale for the first time since construction in 1990. Built by a reputable local builder, and extended in 2008, Trelewick has beautiful Cotswold stone, mixed with attractive red

brick and slate hung elevations and sits elevated in its manicured and profusely stocked gardens including a stream fed pond.



The extensive and versatile accommodation comprises an impressive entrance hall with turning staircase, principal living room, formal triple aspect dining room, family kitchen plus a snug sitting room with Rayburn Royal stove. To the rear of the kitchen is a utility room, wc, storage room and access to the integral double garage. Also on the ground floor is a guest bedroom plus a family shower room.



On the first floor there are 3 double bedrooms, the principal bedroom having an en-suite bath/shower room plus walkthrough dressing room, also on the first floor is a further family bath/shower room.



OUTSIDE

Trelewick is approached via a sweeping hedged lined crunchy gravelled driveway and offers parking for numerous vehicles. In front of the attractive main façade, there is a broad sunny patio, beyond this, steps lead to the immaculately maintained private gardens of about an acre. Shaped hedging, and profusely stocked beds and borders and a stream fed pond with a millstone fountain.



AVAILABLE BY SEPARATE NEGOTIATION

Immediately surrounding the gardens and house are about 20 acres of gently sloping pastureland dividing the two field enclosures.

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 9QU.

SERVICES Mains water, mains electricity, oil fired central heating. Private drainage.

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

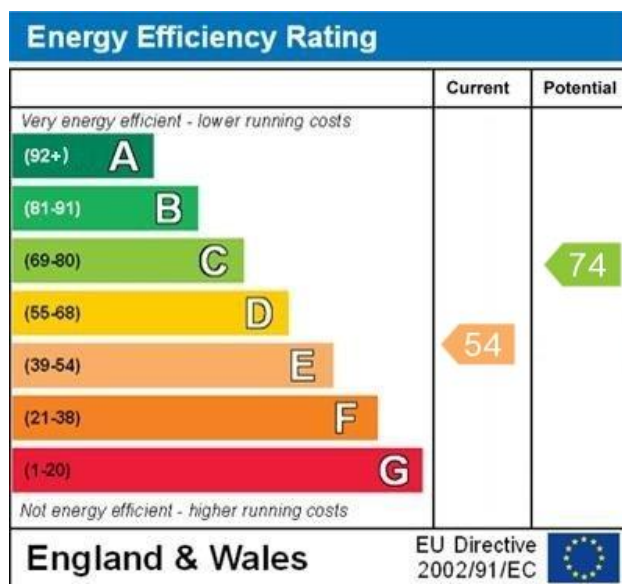
DIRECTIONS Heading out of Truro, as you enter Shortlanesend after the mini roundabout turn right towards Zelah. After about 2 miles at the crossroads turn right onto the 'quiet lane' and proceed along this road for approximately 2 miles. Trelewick can be found on the left hand side.

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.

Trelewick, St. Allen, Truro

Main House: 3451 sq ft / 320.6 sq m (includes garage)

