



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9387

Offers around £1,200,000

Harmony Cottage, Lower Goongumpas Lane,  
Crofthandy, St Day, Redruth, Cornwall, TR16 5JL

**FREEHOLD**



**Perched on the fringes of a World Heritage Site, occupying an elevated position above a picturesque valley, an equestrian property with a 5 bedroomed cottage, 1 bedroomed annexe, a modern outbuilding, stable block, sand school and four gently rolling meadows, all of which benefit from superb, panoramic views over the rugged Cornish landscape surrounding the property, incorporating numerous engine houses and superb countryside views. In all, circa 6 acres.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance porch, inner entrance hallway, open-plan living/dining room, farmhouse style kitchen/breakfast room, wc, bedrooms 4 and 5.

**First Floor:** galleried landing, principal suite with bedroom and en-suite shower room, bedrooms 2 and 3, family bathroom.

**Outside:** detached 1 bedroom studio annexe, further outbuilding/store. 6 acres of gently rolling paddocks, stable block with three stables, tack room, hay shed, formal gardens.

### **DESCRIPTION**

Harmony Cottage is perched in a stunning location on the fringes of a World Heritage Site, with superb, panoramic views across the valley incorporating a number of engine houses and rugged Cornish landscaping afforded throughout the grounds. Harmony Cottage itself is a five bedroomed detached cottage, set centrally within the grounds approaching 6 acres. The cottage has an attractive granite façade and spacious accommodation throughout. In brief, the ground floor accommodation is accessed via an entrance porch opening into a galleried entrance hallway with staircase rising to first floor level. Also at ground floor level



is a triple aspect living/dining room, farmhouse style kitchen, bedrooms four and five as well as a wc. At first floor level is the principal suite, as well as bedrooms two and three and the family bathroom.

Externally, there is a detached one bedroomed studio annexe with open-plan kitchen/living/bedroom accommodation and a shower room, with its own enclosed rear garden.

Elsewhere, there is a further outbuilding/storage building with an attractive patio to the front, two storage rooms and the facility to create a shower room to the rear. This building is recently constructed and clearly has further potential for repurposing/development subject to all necessary permissions and consents.

The grounds at Harmony Cottage are simply sublime and comprise, in brief, of 6 acres of gently rolling paddocks, stabling with automatic water troughs, a tack room and attached hay shed. All of the paddocks are well enclosed by timber fencing and shrubbery, whilst there is also a sand school and a further 6 acres available by separate negotiation.



## **LOCATION**

Croft handy is a small village on the outskirts of St Day, where there are various shops and inns. The property is positioned between the city of Truro and the large towns of Falmouth and Redruth allowing for easy commuting access to three of the best served settlements

within Cornwall. The city of Truro is Cornwall's capital and is the main administrative and shopping centre, with the largest hospital in Cornwall on its outskirts as well as the modern Sixth Form College and University campus at Gloweth. Falmouth is Cornwall's main port town with exceptional sailing facilities on hand and beaches stretching along the coast. Redruth also has a large range of facilities, including supermarkets and a cinema and is well positioned adjacent to the A30 expressway that runs throughout Cornwall. There are many fantastic walks in the local area surrounding Crofthandy and the nearby Bissoe Valley/Poldice Valley is regarded as one of the best locations in Cornwall for horse riding and mountain biking.

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

Accessed via a uPVC double glazed entrance door, entering into:-

**ENTRANCE PORCH.** With sloping ceiling, exposed stone wall. A range of working surfaces with cupboards beneath and space for washing machine. Three floor to ceiling double glazed windows to the rear. Door opening into:-

**INNER ENTRANCE HALLWAY.** With tiled flooring, vaulted ceiling with galleried landing above, two radiators, exposed stone wall, cupboard housing RCD fuse board. Understairs storage cupboard. Door to:-

**OPEN-PLAN LIVING / DINING ROOM – 27'3" x 17'4" max measurements taken.** A delightful, dual aspect room with double glazed windows to the rear and front elevations benefitting from superb views over the front garden and the World Heritage Site beyond.

**DINING AREA.** With ceramic tiled flooring, partially exposed stone walls, granite fireplace with granite lintel over, radiator, two double glazed windows to rear elevation.

**LIVING AREA.** Two double glazed windows to front elevation benefitting from views over the front garden and the World Heritage Site beyond, incorporating numerous engine houses and rolling countryside. French doors to the side elevation opening onto the patio area. Two radiators, large granite fireplace with a granite hearth, granite surround and granite lintel over. Alcove with shelving.





**KITCHEN / BREAKFAST ROOM – 13' x 11'.** With ceramic tiled flooring, exposed beamed ceiling. A comprehensively fitted farmhouse style kitchen with a range of working surfaces with tiled splashbacks, timber cupboards below and wall mounted timber cupboards above for additional storage. Integrated fridge/freezer, integrated dishwasher, Belfast style sink with hot and cold mixing tap, space for Rangemaster oven with tiled splashback and extractor hood over. Radiator. Bread oven alcove with red brick surround now used as a storage cupboard with space and plumbing for washing machine. Double glazed windows to the front and side elevations benefitting from superb, panoramic views. UPVC stable style entrance door with glazed pane opening into the front garden.



**WC.** With tiled flooring, coved ceiling. low flush wc, pedestal wash hand basin with hot and cold mixing tap, tiled splashback, radiator, obscured double glazed window to the rear elevation.

**BEDROOM 4 – 11'3" x 11'.** A particularly pleasant room with two exposed stone walls, radiator, two sets of double glazed windows to the front elevation overlooking the front garden with panoramic countryside views beyond.





**BEDROOM 5 – 10'3" x 9'11"**. With coved ceiling, radiator, double glazed window to the side elevation with deep window sill.

## FIRST FLOOR

### **GALLERIED LANDING.**

With a staircase rising from first floor level with timber spindles and balustrades leading to a galleried landing with vaulted ceiling, Velux rooflight, inset uplighters, radiator, airing cupboard and loft access.

### **PRINCIPAL SUITE – 18'4" x 13' with partially sloping ceilings (average measurements taken to a height of 1.5m).**

A triple aspect room with double glazed windows to the rear, side and front elevations benefitting from superb views of the immaculately landscaped front garden, as well as the World Heritage Site beyond incorporating numerous engine houses and surrounding rural countryside. Radiator. Access to eaves storage, loft access. Door opening to:-





**EN-SUITE SHOWER ROOM.** With full height tiled walls, pedestal wash hand basin with hot and cold taps, tiled splashback. Shower cubicle with shower over and glass door. Extractor fan.

**BEDROOM 2 – 15'6" x 12'10" (maximum measurements taken).** A dual aspect room with double glazed windows to the side and front elevations benefitting from superb, panoramic views. Alcove with integrated shelving, radiator.



**BEDROOM 3 – 14'3" x 12'5".** A dual aspect room with double glazed windows to the rear and side elevations benefitting from views over the side and front garden with rolling countryside views beyond. Radiator.

**FAMILY BATHROOM.** With ceramic tiled flooring, low flush wc, wash hand basin with hot and cold mixer tap, vanity cupboards beneath. Double shower unit with rainwater shower head over and additional shower attachment, sliding glass door, stand alone oval shaped double ended bath with hot and cold mixer tap and shower attachment with uplighters behind. Extractor fan, obscured double glazed window to the front elevation.



**BOILER SHED.** Situated to the rear of the property housing a Grant oil fired central heating boiler with Ultra Steel pressurised water system.

### **ANNEXE – BLOSSOM BARN**

A one bedroomed studio style annexe, accessed via the main courtyard with its own private, enclosed rear garden.

**OPEN-PLAN LIVING / SLEEPING ACCOMMODATION – 24'4" x 21'1" (measurements inclusive of all living accommodation, sleeping accommodation and shower room).**

**KITCHEN / DINING AREA.** A comprehensively fitted kitchen with a range of working surfaces with tiled splashbacks, timber cupboards below and additional wall mounted cupboards above. Integrated appliances include Hotpoint washing machine, Whirlpool oven with five ring gas hob over with tiled splashback and extractor hood, Hotpoint washing machine and Whirlpool fridge/freezer. 1½ bowl stainless steel sink with side drainer, double glazed window to the rear elevation overlooking the enclosed rear garden.

**LIVING AREA.** With double glazed sliding entrance door with full height double glazed window overlooking the main courtyard with rolling countryside views beyond, radiator, loft access.

**BEDROOM AREA.** Sliding double glazed door opening onto the main courtyard area with additional full height double glazed window overlooking the main courtyard area with rolling countryside views beyond, two additional double glazed windows to the side elevation with stunning views over the World Heritage Site incorporating a number of engine houses with rolling countryside views beyond. Radiator. Door opening into:-

**EN-SUITE SHOWER ROOM.** Low flush wc, pedestal wash hand basin with hot and cold mixer tap, tiled splashback, shower cubicle with Mira shower above, glass door, extractor fan, heated towel rail, obscured double glazed window to the rear elevation.

**ENCLOSED GARDEN.** To the rear of Blossom Barn is an enclosed garden, laid predominantly with gravel chippings for ease of maintenance housing the oil fired central heating boiler and well enclosed by timber fencing, with views over the surrounding rural countryside.

**OUTBUILDING – 25'4" x 22'6" (measurements inclusive of two storage rooms and a wc with low flush wc and mounted wash hand basin).** A recently constructed building with an attractive stone façade and granite quoins, accessed via a tiled patio/sun terrace that benefits from superb, panoramic views. This building is currently utilised by a vendor as a storage facility, however, there is clear potential for further redevelopment, subject to the necessary planning consents and permissions.

### **OUTSIDE**

Harmony Cottage is set in a delightful, tranquil setting with the main house ideally located in the middle of its own land, of circa 6 acres. There are formal gardens to the front of the main residence with a large area of level lawn, a patio and a raised carp pond, all of which benefit from superb, panoramic views.





The majority of the land is made up via four gently sloping meadows whilst there is a stable block with three stables, all of which measure 14'7" x 9'5" with their own automatic water feeders, a separate tack room with power and lighting and a further hay shed measuring 28'9" x 9'2".

There is a sand school with rubber chippings, whilst all of the meadows and land are well enclosed by timber fencing and mature hedging, the perfect equestrian facility.





Harmony Cottage is accessed via a long, private driveway which opens into a large courtyard area which is all laid with gravelled chippings and utilised as parking with parking available for several vehicles, boats and horse trailers etc.



### **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](mailto:sales@lillicrapchilcott.com).

**POST CODE** – TR16 5JL.

**SERVICES** – Mains water and electricity. Private drainage via a septic tank. Oil fired central heating system.

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

**DIRECTIONS** – From Truro take the A390 westwards passing the Royal Cornwall Hospital, Truro College and the village of Threemilestone taking the first exit at the large roundabout signed to Chacewater, then turning right at the next roundabout again to Chacewater. Proceed through the village of Chacewater and shortly after leaving the village take a left hand slip road signposted to St Day. Follow this road taking the left hand turn signed United Downs 1½ miles. Enter the village of Crofthandy and at the T-junction turn left and then



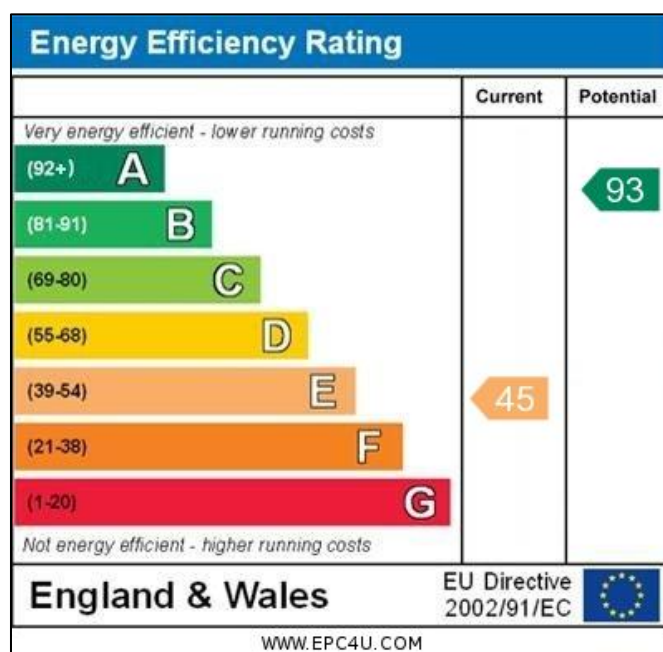
continue straight ahead (again turning left) with the chapel on your right hand side. Proceed along this lane bearing left and then, after some 300 metres bear right into a private driveway which allows sole access to Harmony Cottage. A for sale board has been erected for identification purposes at the beginning of the driveway.

**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.**

## Harmony Cottage, Goongumpas, St. Day, Redruth

Approximate Area = 2102 sq ft / 195.2 sq m (excludes void)

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Outbuildings = 1615 sq ft / 150 sq m

Annexe = 547 sq ft / 50.8 sq m

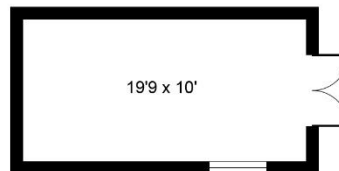
Total = 4307 sq ft / 399.9 sq m

For identification only - Not to scale

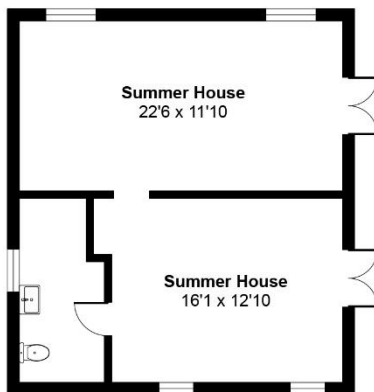


**ANNEXE**

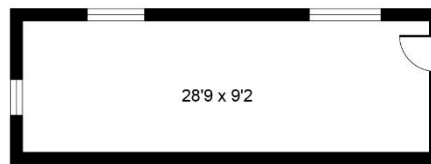
Denotes restricted  
head height



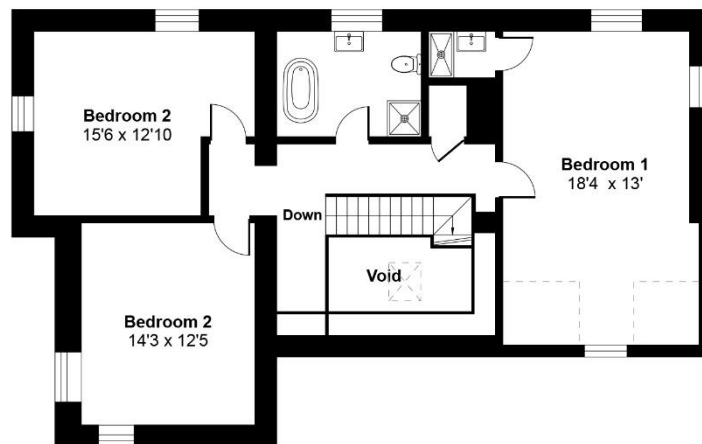
**OUTBUILDING 3**



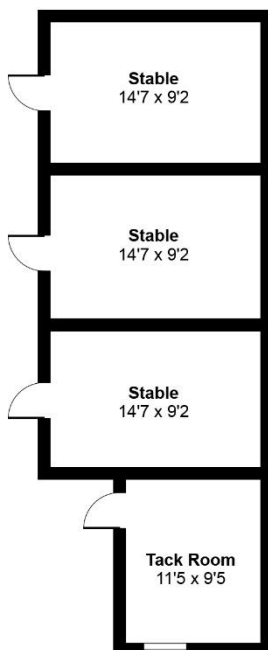
**OUTBUILDING 2 / 4**



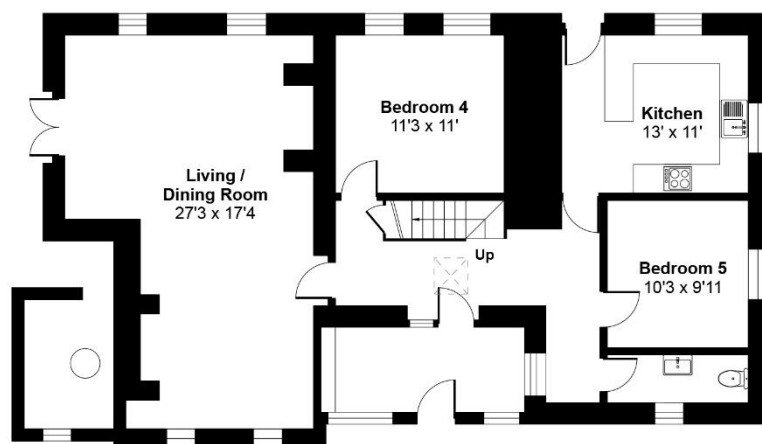
**OUTBUILDING 1**



**FIRST FLOOR**



**OUTBUILDING 5 / 6 / 7 / 8**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2023. Produced for Lillcrap Chilcott. REF: 981457

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