

BODEN VEAN

MANACCAN, HELSTON, CORNWALL



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





BODEN VEAN

MANACCAN, HELSTON, CORNWALL

An extremely beautiful Grade II Listed, former farmhouse providing 6 bedroomed accommodation of circa 3,700sq.ft. plus outbuildings and a large detached thatched cottage, standing peacefully and with the utmost seclusion in gardens, grounds and woodland of circa 25 acres on the Lizard Peninsula. A wonderful rural retreat in an Area of Outstanding Natural Beauty, very close to the sandy beach at Gillan Cove and the sailing waters of the Helford River.

SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, 38' long kitchen/dining/living room with pantry off. Dining room, drawing room, sitting room, double bedroom, shower room, utility room, stair hall.

First Floor Landings, vast principal bedroom suite with dressing room and bath/shower room. 3 further double bedrooms, single bedroom (6 bedrooms in total), bath/shower room, bathroom.

Thatched Barn Vast kitchen/dining room, grand living room with mezzanine bedroom over, shower room.

Outside Plentiful parking in various areas, detached range of outbuildings including garaging. Beautiful formal lawned gardens with countryside views and various terraces surrounding the house. Outdoor heated swimming pool. Orchard. 4 surrounding fields. Ancient woodland with walkways through it.

In all, about 25.6 acres.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com





LOCATION

Boden Vean is found in the countryside to the south of Manaccan close to Carne Creek which opens into Gillan harbour which is split from the entrance to the Helford River by a thin spit of land containing the beautiful hamlet of St Anthony-in-Meneage. The creek is totally unspoilt with parts of its shoreline being owned by the National Trust. Two interesting spits of sand and shingle extend into the early part of the creek giving sheltered waters behind and idyllic beaches for children to play on. The tidal creek is ideal for exploring by boat at high tide whilst wading birdlife abounds as the waters recede. Smaller yachts can be kept in a harbour between Gillan and St Anthony-in-Meneage and this opens into Falmouth Bay.

Helford Village is also nearby where there is a sailing club and access into the deep water Helford River where much larger yachts can be moored. The Helford River, immortalised by Daphne du Maurier, is renowned as one of the most beautiful areas within Cornwall and indeed the British Isles with its deep, sheltered river channel branching off to many creeks surrounded by National Trust land and pretty cottages. The river itself is a perfect haven for dinghy sailing and other water sports.

The many footpaths surrounding the area give beautiful walks overlooking the river and Falmouth Bay and these connect to the South West Coast Path which leads around the rugged Lizard Peninsula to cove beaches at Pothallow, Porthoustock and Coverack.

About a mile away is the thriving village of Manaccan where one will find the New Inn pub, a village hall, snooker hall, tennis court, Norman church and a primary school. Manaccan is the heart of the local community serving the many hamlets that dot the countryside around the area.

The larger town of St Keverne is a few miles to the south and secondary schooling is available at Mullion where there is also a golf course. At the entrance to the Lizard Peninsula is the larger, historic market town of Helston, where there is a college, supermarkets, sport centre and a good range of national retailers.



DESCRIPTION

Boden Vean offers a rural paradise that is almost incomparable, with the gorgeous Grade II Listed house standing near centrally within its own land, in an area famed for its untouched nature and sparsely populated countryside. The property controls its surroundings giving assurance that the harmony enjoyed at Boden Vean is protected.

The house is achingly beautiful, believed to have been a smaller farmhouse possibly of 17th Century origin, likely remodelled in the 18th Century and then extended in the early to mid 19th Century with the double fronted slate hung principal façade seen today. In this grander part of the house one will find a full width drawing room with three bedrooms over whilst in the older parts of the property there are now a large dining room and a superb open-plan day kitchen/dining/living room extending to 38' long in total with windows and doors to both front and rear terraces. A further wing provides reception hall, additional sitting room, utility room, a double bedroom and shower room. The principal bedroom is found above the huge kitchen sharing its dimensions and having its own dressing room and bath/shower room, whilst there are two further bath or shower rooms and the remainder of the six bedrooms in total is found on the first floor.

In addition to the main house there is a rebuilt L-shaped thatched building designed to look like a barn that has been on this site for centuries and has even been created using stone and cob walls with an oak framed structure for the roof. A covered courtyard welcomes guests and inside one will find circa 20' high vaulted ceilings, a huge kitchen/dining room and commensurate living room currently with only one mezzanine bedroom over.

A house with grounds of this nature requires outbuildings and set away from the house but easily approached, is a huge garage with stores or workshops beside approached under a covered area. From here a track leads between fields down to the woodland through which a most pleasant walk has been created by our client. A discreet orchard, outdoor heating swimming pool and lawned gardens surround the house with far reaching countryside views from many vantage points. The fields are all well maintained with lovely treelined hedgerows and are looked after by a local farmer. Boden Vean really is a slice of paradise and it is likely that a new owner will remain happy here for many years to come.



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

From the front drive a pair of doors with inset windows open to:-

RECEPTION HALL – 17’10” x 7’5” Vaulted ceiling with exposed timbers, multi pane window to the side, slate flooring. Short side hall off with further window and four granite steps down to the kitchen. Doors to the shower room, utility and sitting room.

KITCHEN / DINING / LIVING ROOM – 38’7” x 12’ A splendid family through room with a half glazed door to the drive side and further broad half glazed stable door opening to the south facing terrace with gardens beyond. Further multi pane windows on both elevations, one with deep wooden sill and the other with window seat. A beautiful range of bespoke painted solid wood kitchen units under composite countertops including a large island with an undermounted white sink with mixer tap over. Oil fired four oven Aga, additional digitally controlled electric oven and separate microwave oven. Additional four plate induction hob with stainless steel and glass filter hood over. Concealed integrated dishwasher, bin store, drink racks and space for a large American style fridge/freezer. Double doors to a store cupboard and further door to a **walk-in pantry 7’4” x 5’5”** with quarry tiled and slate floor, shelving on three sides, high level window and vaulted ceiling. Beautiful large slate flags to the floor, recessed area with fitted cabinet and shelving ideal for media. Woodburning stove set into a fireplace with granite surround and further shelving and cabinets to either side of the fire breast. Broad opening and six granite steps up to:-

DINING ROOM – 21’9” x 21’4” reducing to 10’ Triple aspect including three windows to the drive side and a further window and half glazed door on the south facing side of the house. Exposed floorboards, understair cupboard, historic Cornish range set into the wall, airing cupboard. Door to:-



STAIR HALL Gracious turning staircase with carved handrail and window at half landing height. Exposed floorboards and areas of granite. Display recess. Archway with mouldings and broad panelled door to:-

DRAWING ROOM – 28’ to front of cabinets x 14’1” reducing to 12’2” A stately feeling room although of manageable proportions with long floorboards, a central door to the front and matching ornate multi pane windows to either side. Woodburning stove set into a fireplace with ornate cast iron surround and additional marble surround and mantle. Full wall of fitted cabinetry, the upper cabinets being glazed in the same style as the windows. Moulded corning.

From the reception hall doors to:-

SITTING ROOM – 16’ x 15’6” 12’5” high ceiling with canopied edges and exposed timbers with Velux roof window. Exposed stone walls on two sides both with windows to front and rear. Slate hearth with ornate woodburning stove (not currently operational). Exposed floorboards, fitted base level cabinets designed to house media with a television over. Door to:-

BEDROOM 6 – 15’6” x 12’6” 12’5” high ceiling with canopied edges and exposed timbers with Velux roof window. Exposed stonework to three sides with two large multi pane windows to the front. Exposed floorboards.

UTILITY– 7’4” x 6’2” 11’ high ceiling with canopy and roof window. Open area with exposed timbers back to the hall. Glazed tiled countertop with matching splashback and wide white ceramic sink with chrome mixer tap over. Space below the countertop for a washing machine and tumble dryer. Fitted shelving, quarry tiled floor.

SHOWER ROOM Glazed screened and tiled shower enclosure with ceiling mounted mixer shower. White wc, white wash basin with chrome taps over a white cabinet. Slate floor, fitted shelving, extractor fan.



FIRST FLOOR

LANDING Initially galleried over the staircase with a carved handrail and lit by the window at half landing height. Inner landings off into the front of the house with large loft hatch and via a step down to the rear also with loft hatch. Doors to:-

PRINCIPAL BEDROOM SUITE – 37'6" reducing to 24'1" x 14'6" Four multi pane windows on two elevations taking in fantastic views over the countryside and the grounds. Doors to the en-suite bath/shower room and dressing room.

EN-SUITE BATH / SHOWER ROOM – 12'8" x 10' Large white tiled and glazed screened shower enclosure with mixer shower. White sanitaryware including a bath with chrome taps, bidet, concealed cistern wc and wash basin with chrome taps set onto a tiled counter with cabinet below. Window to the side, electric shaver socket, chrome heated towel rail, access to loft space, double doors to an airing cupboard heated by the flue from the Aga. Extractor fan.

DRESSING ROOM – 14'6" x 8'10" Extensively fitted with wardrobes, dual aspect of multi pane windows.

BEDROOM 2 – 14'1" x 10'7" Ornate multi pane window to the front, period fireplace, two recessed wardrobes, door to the bathroom.

BATHROOM – 10'3" x 9'9" Door returning to the landing. A range of white sanitaryware including a panelled bath with period style chrome mixer tap and handheld shower, bidet, concealed cistern wc and pedestal wash basin with chrome taps. Window to the side, part canopied ceiling, white heated towel rail.

BEDROOM 3 – 14'1" x 10'8" Ornate multi pane window to the front, period fireplace.

BEDROOM 4 – 10'3" x 7'2" Ornate multi pane window to the front.

BEDROOM 5 – 9'8" x 9'3" Large multi pane window to the drive side. Fitted cupboards, canopied ceiling edge.

BATH / SHOWER ROOM – 8'2" x 7'7" Large glazed screened and white tiled shower enclosure with inset nautical themed tiles, chrome rain head mixer shower and additional handheld shower. White sanitaryware including a panelled bath with period style chrome mixer tap and handheld shower, wc and pedestal wash basin with chrome taps. Multi pane window to the southern elevation, canopied ceiling, extractor fan, electric shaver socket, white heated towel rail.



THATCHED BARN

Most commonly approached through an oak framed covered courtyard circa 16' x 9' with granite edging and open thatch roof. An owl box successfully rears barn owl chicks and there are also swallow nests in the beams. From here an oak door opens to:-

KITCHEN / DINING ROOM – 21'7" x 14' 19'10" high vaulted ceiling with exposed timbers and two high level windows. A pair of part glazed double doors to the front and a half glazed door opening to the rear patio. Further window and two arrow slit windows. A range of solid oak fronted kitchen units under a mix of oak and slate countertops with a slate draining area leading to an undermounted white ceramic sink with chrome mixer tap over. Space for a freestanding electric cooker. Space for a large dining table, fridge/freezer and further furniture. Slate flooring. Archway and three granite steps down to:-

LIVING ROOM – 26'x 14' 21' high vaulted ceiling with exposed timbers and timber framed double bedroom over part of the room. High level and standard height windows. Glazed door and matching panel beside opening to the terrace and facing the countryside views. Oak flooring. Staircase to the bedroom with large understair area below also housing the boiler. Door to the shower room.

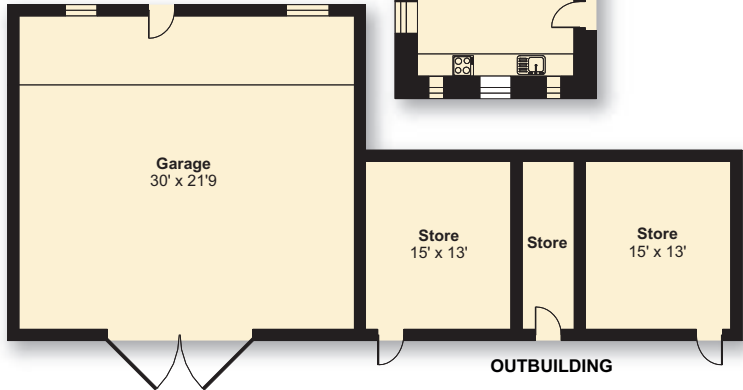
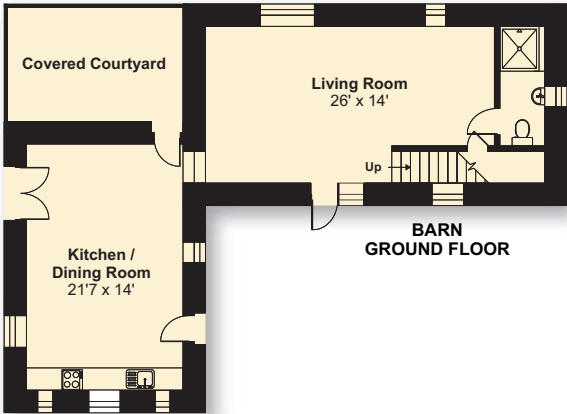
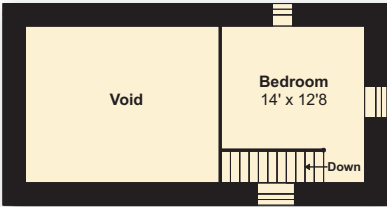
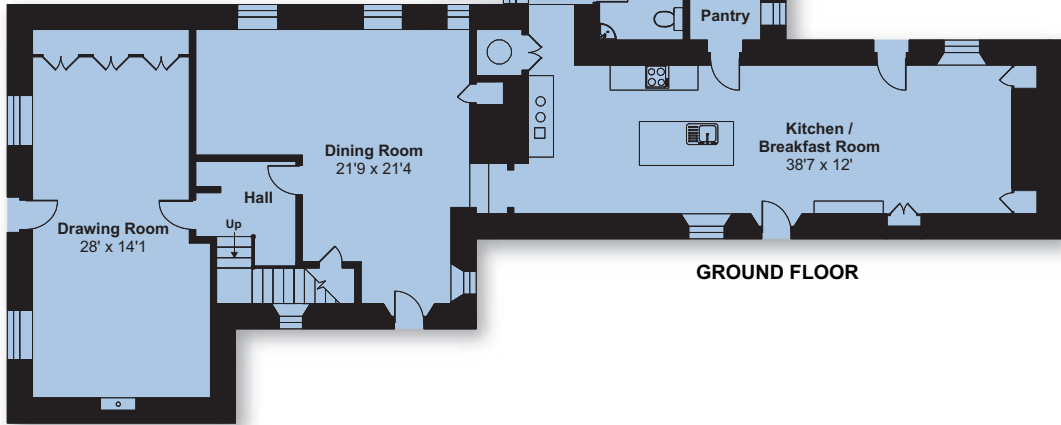
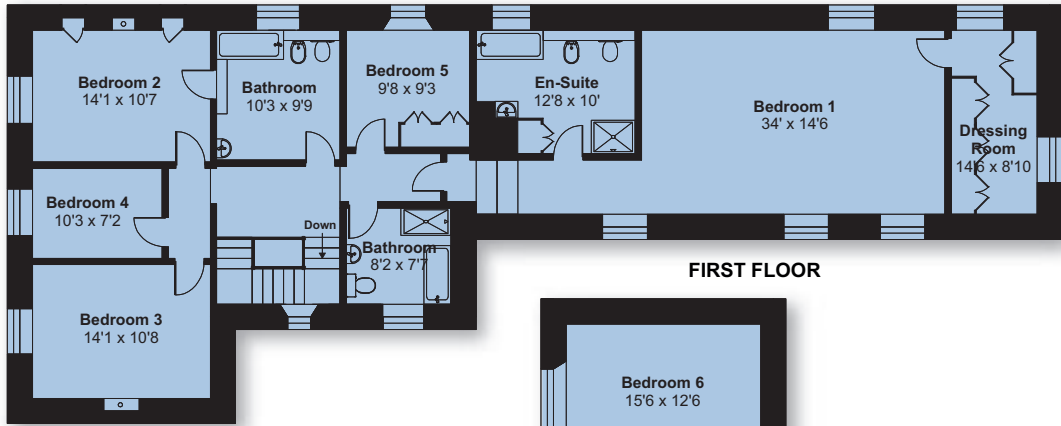
MEZZANINE BEDROOM – 14' x 12'8" Continuation of the high vaulted ceiling over, triple aspect of windows including a large window facing the views. Various display areas, timber and glass balustrading over the living room below.

SHOWER ROOM Slate flooring leading to a wet shower area with floor drain and chrome mixer shower over. White tiled and white woodboarded walls. Concealed cistern wc, pedestal wash basin with chrome mixer tap. Small window to the side, extractor fan, white heated towel rail.



BODEN VEAN
MANACCAN, HELSTON, CORNWALL

Approximate Area = 3694 sq ft / 343.2 sq m (excludes void)
Outbuildings = 2263 sq ft / 210.2 sq m
Total = 5957 sq ft / 553.4 sq m
For identification only - Not to scale



OUTSIDE

Boden Vean stands in just over 25 acres of its own grounds which includes extensive surrounding gardens, swimming pool and associated terraces, orchard, beautiful woodland with a walkway through and four surrounding fields giving protection and privacy to the house.

Between the house and its outbuildings are large parking areas with a track from here leading to the woods with gateways opening into the fields. The initial driveway leads through Listed carved granite gate piers and the whole has a feeling of history with very mature hedgerows and specimen trees that were evidently planted a century or more ago.

Around the house are gravelled and paved sun terraces giving plentiful space to relax and entertain with deep surrounding planted beds dividing these from the open lawns beyond. Set just away from the house is an outdoor heating swimming pool with electric cover, surrounding terraces and associated outbuildings. The Thatched Barn also has its own terrace looking out over the countryside.

A range of block built outbuildings provide substantial garaging, workshops and stores although these could be repurposed as stabling.

The surrounding fields are used by a local farmer who maintains them but importantly ultimate control is still in the hands of Boden Vean. The grounds are completely commensurate with a property of this scale and importance.

In all, about 25.6 acres.



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 TR12 6EN.

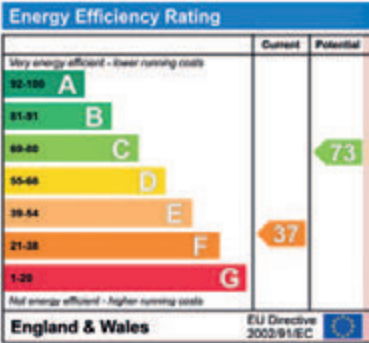
SERVICES Mains electricity. Water via borehole.
Drainage via 2 septic tanks. Oil fired boiler providing
central heating and domestic hot water. Oil fired Aga.
Two woodburning stoves.

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

DIRECTIONS The post code will lead you straight to the
property. From the centre of Manaccan proceed south
out of the village past The New Inn to the bottom of the
hill. Keep left and drive along the valley floor then take the
first right uphill onto an unsigned lane. Follow the road
for about ½ a mile where the slip road driveway entrance
to Boden Vean will be seen on your 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 CORNWALL ESTATE AGENT

www.lillicrapchilcott.com | 01872 273473 | email sales@lillicrapchilcott.com

