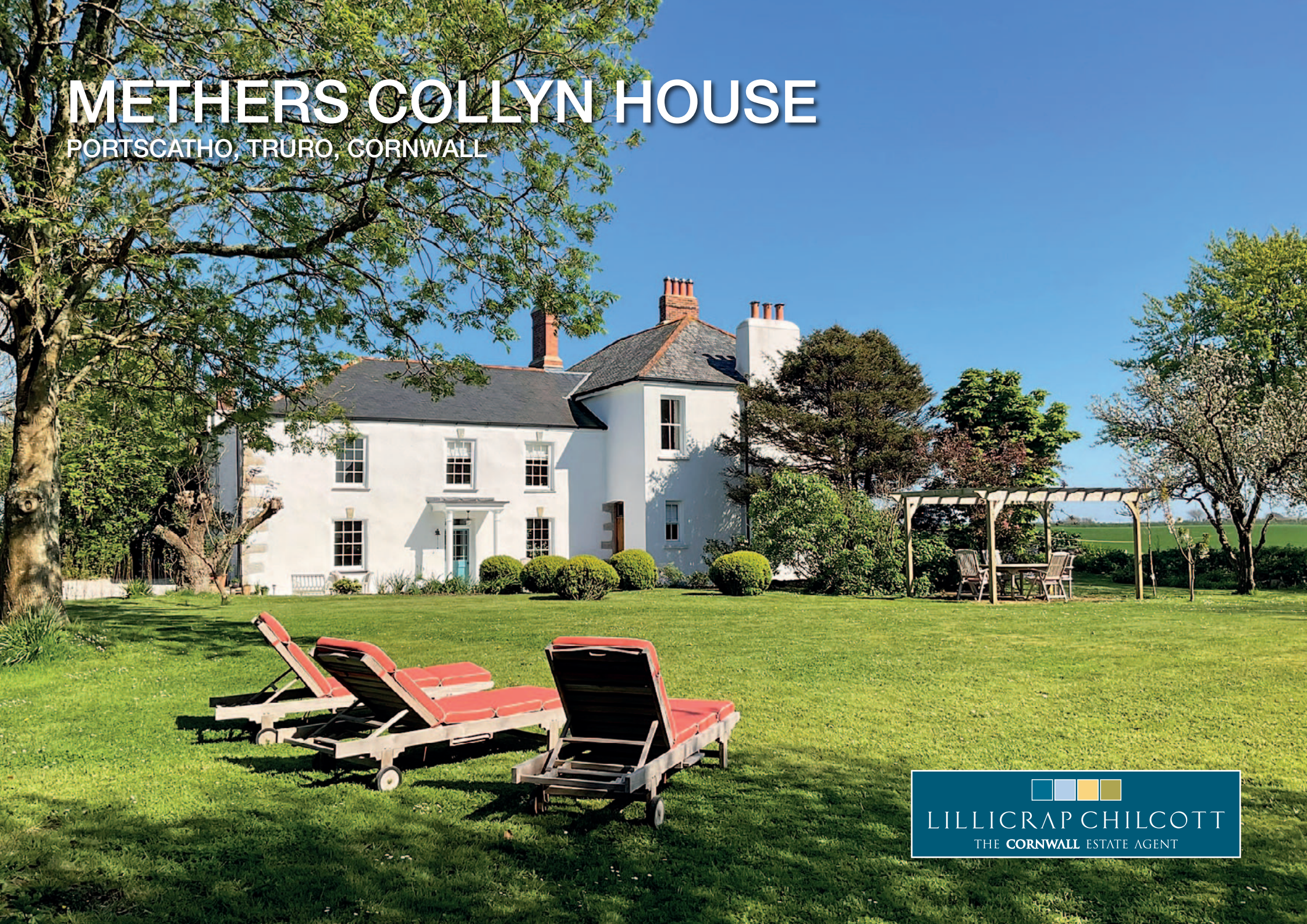


# METHERS COLLYN HOUSE

PORTSCATHO, TRURO, CORNWALL



LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT





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## PORTSCATHO, TRURO, CORNWALL

An exquisitely restored non-Listed period detached country house of exceptional quality and workmanship with brick outbuildings, standing privately in beautiful gardens and grounds extending to almost 4 acres, including 2 paddocks and commanding breathtaking 360 degree views across the surrounding countryside to the coast beyond. A rarity on the Roseland Peninsula: a seamless blend of Georgian and Victorian architecture, scale and proportions comprising 6 bedroomed, 4 bathroomed accommodation with 3 statement reception rooms including elegant bay windows and near 10' ceilings.

### SUMMARY OF ACCOMMODATION

**Ground Floor** Reception hall, inner hall, drawing room, sitting room/study, dining room, Docherty Handmade Kitchen/breakfast room, boot room, wc.

**First Floor** Landing, six bedrooms (2 en suite), 2 family bathrooms.

**Outside** Brick workshop, kitchen barn, wood store (Planning consent for New England-style oak-framed detached building giving open garaging for two, utility room, storage room, and large home office/studio room with shower above.

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](mailto:sales@lillicrapchilcott.com)

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## LOCATION

Situated in total seclusion yet within easy reach of the charming harbourside village of Portscatho, Methers Collyn House occupies one of the most coveted and tranquil locations on the Roseland Peninsula. Surrounded by rolling countryside and enjoying unspoilt 360-degree views stretching to the coast, this unique setting offers peace and privacy while being just moments from the village's beach, cafes, and art galleries. The South West Coast Path and stunning sandy coves are close at hand, as are the sailing waters of Gerrans Bay. Truro, with its cathedral city amenities and mainline rail link to London Paddington, is within easy reach via the King Harry Ferry. Whether as a permanent family home or an exquisite rural retreat, Methers Collyn House presents an unparalleled lifestyle opportunity in one of Cornwall's most desirable coastal enclaves.

## DESCRIPTION

At the end of a long private driveway, close to idyllic harbourside Portscatho, a true hidden gem, tucked away and enjoying complete privacy, Methers Collyn House is a stunning and meticulously restored detached country residence that exemplifies craftsmanship and elegance. This exceptional non-Listed property unites Georgian charm with Victorian grandeur, offering 6 beautifully appointed bedrooms, 4 luxurious bathrooms, and 3 striking reception rooms — all presented with exquisite attention to period detail. The home has undergone comprehensive restoration with works including, but not limited to, new electrics, new plumbing and fully renovated wooden sash windows. Attention to detail has been key with finishes including brass light fittings, a bespoke Docherty Handmade Kitchen, and oak floors. Throughout, original features blend seamlessly with high-spec modern additions including heritage-style radiators, deep skirtings, and intricate decorative cornicing. Outside, the property is equally impressive, with a collection of brick outbuildings, including a characterful workshop and kitchen barn built from locally-stamped Gerrans bricks, and planning consent for a New England-style oak-framed garage and studio. The grounds extend to nearly 4 acres, with mature gardens, expansive terraces, and two enclosed paddocks, all offering panoramic countryside and coastal views. A hidden gem of rare quality on the Roseland Peninsula.



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

**RECEPTION HALL – 21'2" x 10'6"** A part glazed door opens into the entrance hall which has an original slate flagged floor, sash window with wooden shutters, a Pioneer woodburning stove and fireplace, utility cupboard with space for appliances, cornicing, high level skirtings and heritage style radiator. Doors to kitchen and dining room and opening and granite step to the inner hall.

**KITCHEN / BREAKFAST ROOM – 23'5" x 12'5"** A delightful triple aspect room with a four oven oil fired Aga set beneath a deep timber mantel with slate topped cupboards to the sides. Range of bespoke solid wood cupboards and drawers crafted by Docherty Handmade Kitchens and featuring oak and slate worktops, pull out baskets and bin store. A hand built dresser sits beside one of the two large sash windows, each of which features a deep window seat. Belfast sink set into a slate top recovered from a billiard table. Built-in appliances including electric oven and hob, inset downlighters, electrical sockets with USB ports. Door from the kitchen to:-

**DINING ROOM – 18'3" x 12'** Pioneer woodburning stove set on a slate hearth within a carved wooden fireplace with recessed cupboards to either side, decorative cornicing, stunning wood floor made from an oak tree felled in Kent in the great storm of 1987, sash window, glazed door to the east terrace, heritage style radiator and door to entrance hall.









**INNER HALL – 31’ long** Part panelled walls, dado rail, painstakingly restored Victorian style tessellated tiled floor, decorative corning by Stevensons of Norwich, two understairs storage cupboards, heritage style radiator, tall multi paned window, arched display recess with wood shelving, door to east terrace and broad staircase rising to the first floor.

**SITTING ROOM / STUDY – 19’3” x 16’ max, reducing to 12’4”** Formerly the house’s kitchen and now transformed into a light and elegant sitting room or study. Stockton woodburning stove set in a deep fireplace with ornate carved wooden surround, tiled with French style brickettes and sitting upon a slate hearth. To either side are deep storage drawers and cupboards that are perfectly sized to hide a television and other media. Two tall sash windows, decorative cornice and high level skirtings, heritage style radiators. Door to:

**PLANT ROOM** Housing the Joule water tank and Vaillant boiler.

**DRAWING ROOM – 15’9” plus bay window x 17’1” plus bay window** With delightful views to the east and south gardens through two large triple aspect bay sash windows. Painted marble fireplace with woodburning stove and slate hearth, display alcoves to either side with decorative corbels. Featuring a Witch Elm floor from the Treilssick Estate, decorative corning, ceiling rose and heritage style radiators.

**BOOT ROOM** Slate flagged floor, built-in bench seating with coat hooks above. Door to outside and door with decorative window above to:-

**WC** Burlington heritage style wc and wall hung wash hand basin, window.

From the inner hall, the staircase rises to the:-









FIRST FLOOR

A spacious landing with loft access, a large multi paned window, heritage style radiators. Doors to:-

**BEDROOM 1 – 16’7” plus bay window x 15’10” into recess** A most impressive and elegant principal bedroom with triple aspect bay sash window with views over the paddock. Decorative corning, Victorian cast iron fireplace set on slate and oak edged hearth with wood surround, two double wardrobes with louvred doors, sliding doors to:-

**EN-SUITE BATHROOM** With freestanding bath with hand shower attachment set into triple-aspect bay window, vanity unit with wash hand basin, WC, electric chrome heated towel rail, inset downlighters, ceramic tiled floor, underfloor heating.

**BEDROOM 2 – 16’5” x 13’1” max** Victorian cast iron fireplace set on slate and oak edged hearth with wood surround and recesses to either side, dado rail, heritage style radiator, high level skirtings, tall sash window.

**BEDROOM 3 – 11’10” x 8’ A delightful** single bedroom, or dressing room, with large sash window, low level heritage style radiator and high level skirtings.

**FAMILY BATHROOM – 15’9” x 7’10”** A most impressive room with tall sash window, glazed shower enclosure with waterfall shower and tropical themed mural ceramic tiles, marble topped wash stand with cupboard below, panelled enamel bath, chrome ladder style heated towel rail, wc, inset downlighters, wood floor and heritage style radiator.

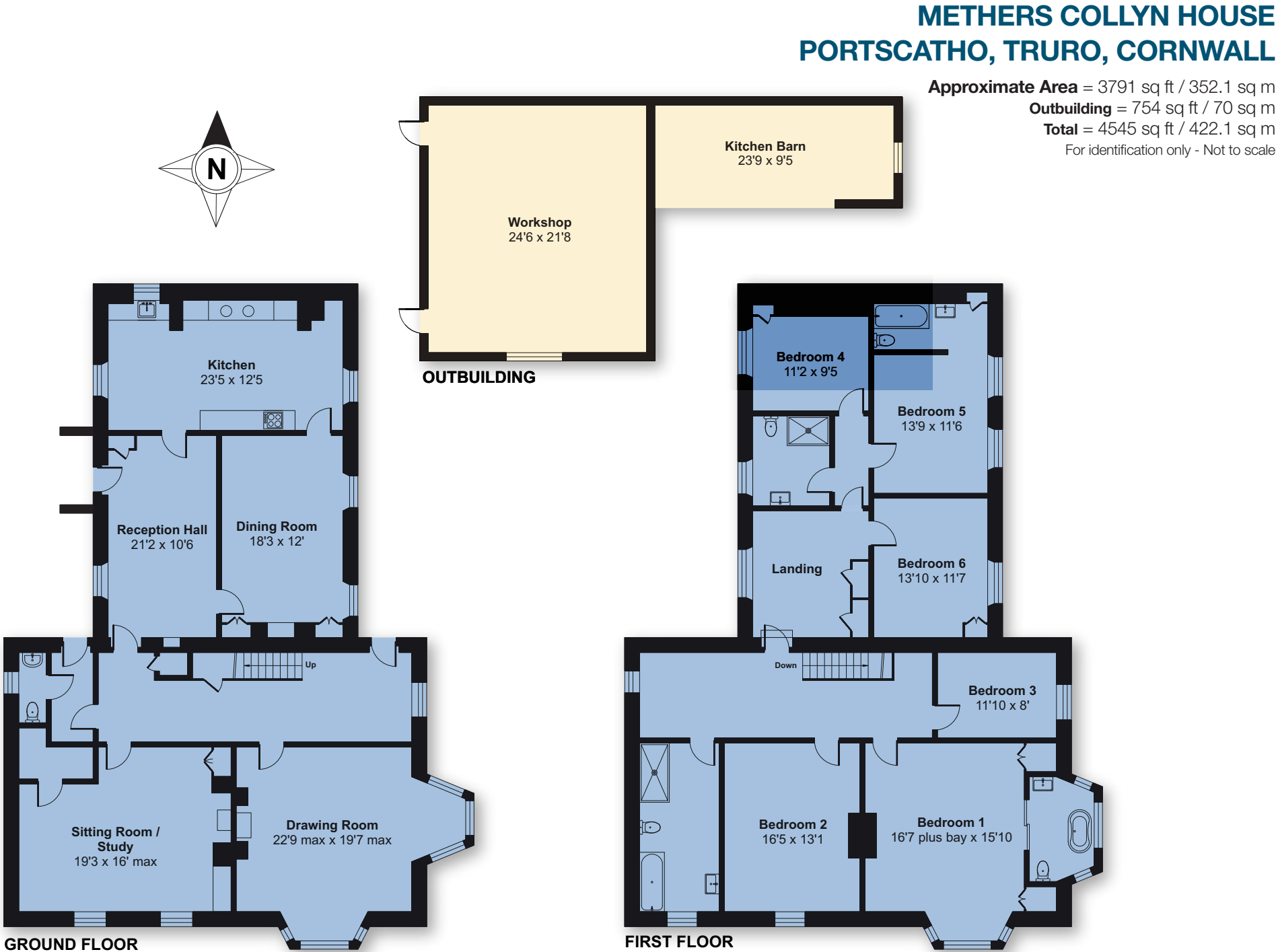
**BEDROOM 4 – 11’2” x 9’5”** Sash window, with window seat, overlooking the rear garden, single wardrobe, heritage-style radiator.

**BEDROOM 5 – 13’9” x 11’6”** A delightful guest suite with two sash windows with deep sills, corning and opening to:-

**EN SUITE BATHROOM** Bath with shower over, pedestal wash hand basin, electric heated towel rail, wc, cupboard, tiled floor with underfloor heating.

**BEDROOM 6 – 13’10” x 11’7”** With the original wood floor and decorative corning, Victorian cast iron fireplace, wardrobe with cupboard above, large window with deep sill.

**FAMILY SHOWER ROOM** Large window with deep sill overlooking the rear garden, glazed shower enclosure with Fired Earth tiles, pedestal wash hand basin, wc, electric chrome ladder style heated towel rail, radiator, inset downlighters.











## OUTSIDE

Methers Collyn House sits in an incredibly private location at the end of its own long private driveway within delightful gardens, grounds and paddocks extending to 3.8 acres which perfectly complement the size and scale of the house. Virtually surrounded by fields and countryside, Methers Collyn House enjoys blissful and far reaching rural views in every direction.

A haven for wildlife, the gardens of Methers Collyn House are a true delight with broad terraces to the east and west along with large expanses of lawn with well stocked borders bursting with trees and shrubs.

There are two enclosed paddocks, ample parking on the driveway for numerous vehicle and outbuildings comprising:-

**BRICK WORKSHOP – 24’6” x 21’8”** A most attractive building constructed using local bricks from Gerrans Brick Works, each hand stamped with the initials ‘JTG’ after their maker James Thomas Gerrans. With two doors, slate roof, concrete floor, ceiling open to rafters.

**KITCHEN BARN – 23’9” x 9’5”** A wonderfully sheltered, south facing entertainment space with woodfired pizza oven and plenty of space for a large dining table and chairs.

**WOOD STORE** Currently used as a wood store and occupying the footprint and remaining partial walls of a former brick built storage building. With potential for restoring and rebuilding.

**PLANNING FOR CARPORT – 34’4” x 19’6”** The house is sold with the benefit of planning consent for a New England style oak framed carport with two parking bays, a utility room and storage room below and a home office/studio room with shower above. Further details can be found on the Cornwall Council planning portal under Application Number: P24/06726.



## 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** TR2 5EH.

**SERVICES** Mains water, electricity, LPG and private drainage. There is a well at the property.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND CONNECTION** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

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

**DIRECTIONS** From Truro, proceed in an easterly direction along the A390 towards St Austell. After approximately 3 miles leave the Probus bypass and take the A3078 towards Tregony and St Mawes. Continue for approximately 5 miles, passing through Tregony and on towards Ruan High Lanes. Shortly after the turning for Verman, take the left-hand turning signposted Portscatho. Follow the road for approximately half a mile, where the entrance to Methers Collyn House will be found on the right hand side. For precise location, use What3Words: ///mulls.stunning.corrects.

**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.**





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