



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR65038151

£699,950

Chy An Vounder,
Trezelah, Gulval, Penzance, Cornwall, TR20 8XD

FREEHOLD



In an exceptionally peaceful, idyllic small rural farming hamlet between Penzance and St Ives and surrounded by many miles of unspoilt Cornish countryside, an individual, much extended and improved 3 bedroomed, 3 bathroomed detached period house with grounds extending to circa 1½ acres. On a quiet, no-through country lane with gated gravelled driveway parking for several vehicles, mature sylvan garden, paddock and impeccably appointed accommodation surrounded by blissful rolling countryside in a peaceful yet immensely convenient location.





SUMMARY OF ACCOMMODATION – In all, about 1,835sq.ft.

Ground Floor Entrance hall, living room, large kitchen/dining room, utility room, cloakroom/wc.

First Floor Landing, principal en-suite bedroom with dressing area, 2 further en-suite double bedrooms.

Outside Gravelled driveway parking for several vehicles, enclosed, low maintenance hard landscaped garden surrounding the side and rear of the property, mature sylvan garden thereafter leading to a level enclosed paddock.

In all, extending to about 1.5 acres.

DESCRIPTION

Chy An Vounder is found in the most excruciatingly pretty, quiet, rural farming hamlet, with just a handful of properties nearby, boasting absolute peace, privacy and tranquillity – yet security of an immediate small community on hand. A quiet no-through country lane leads down to the small hamlet of Trezelah with Chy An Vounder prominently positioned on the approach to the hamlet with its impressive, broad granite, stone and slate hung façade to

the side of the lane where gravelled driveway parking is available for several vehicles, immediately in front of the house and further behind five bar timber vehicular gates.

Chy An Vounder is believed to date originally to the 1550's, non-Listed and purportedly to be a former Quaker meeting house with the original stone cottage boasting attractive stone and granite symmetrical façade with painted casement windows between granite quoins. The house has been extended several times since and again during our



clients' ownership and now comprises well appointed, versatile and high specification accommodation including three en-suite first floor bedrooms, a welcoming entrance hall with turning oak staircase, cosy triple aspect living room with granite inglenook fireplace and an Aga log burning stove plus a particularly spacious triple aspect kitchen/dining room with deep sill casement windows to either elevation and a part glazed stable door opening out to the courtyard garden, with the kitchen further complemented by a spacious and useful utility room and a cloakroom/wc beyond.

The house has been subject to much improvement during our clients' ownership and has been a much loved home, a few of the improvements include not only the significant first floor extension but the installation of an air source heat pump providing underfloor heating to both the ground and first floors, re-wiring, double glazed windows throughout, installation of inset LED downlights, re-fitted kitchen and bathrooms, redecoration throughout, replacement windows, increased insulation etc. The house is now found in true turnkey order.

Outside, surrounded by blissful unspoilt countryside, with only the sound of birdsong and agriculture, Chy An Vounder benefits from plentiful driveway parking and low maintenance, private wraparound gardens to the side and rear of the house which then lead on through mature planted sylvan gardens passing a useful storage shed/workshop and beyond to a level, enclosed paddock with separate vehicular entrance. All found within a few minutes' drive of the harbourside town of Penzance and all of its amenities, the north Cornish coast, St Ives and the rugged, picturesque scenery of West Penwith, literally on one's doorstep.

LOCATION

Trezelah is situated to the north of Penzance in a quiet rural area surrounded by open countryside interlaced with footpaths descending to the coast and rising up to moorland topped hills. Penzance is the nearest town and offers a wide range of leisure, commercial and retail facilities including a harbour, long sandy beaches around Mounts Bay and a

picturesque promenade with the geothermally heated open air Jubilee swimming pool to one end.

To the east is Marazion overlooking the iconic St Michael's Mount. About 6 miles to the north is St Ives which is world renowned for its clarity of light, azure waters and surfing on the beaches around St Ives Bay. The area is regarded as a hotbed for artists with galleries including the Tate St Ives and numerous others throughout Penzance and Newlyn.

Penzance is at the terminus of the Penzance to Paddington mainline station with direct trains to London taking around 5 hours. The A30 is Cornwall's main arterial road and is about 5 minutes' drive away providing swift access throughout Cornwall and is mostly dual carriageway all the way to Exeter where it joins the M5 motorway.

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

Hardwood front door opens from the driveway into the:-

ENTRANCE HALL With a tiled floor, turning oak staircase ascending to the first floor landing and one step alighting to the living room with a wide square arch opening through to the kitchen/dining room. Lit by inset LED downlights and deep sill casement window on the front elevation overlooking the driveway and to the fields beyond.

LIVING ROOM – 20'9" x 14' A spacious, yet cosy triple aspect room with deep sill casement windows to both the front and rear elevations, with full height bifold glazed doors on the side elevation opening out to the delightful garden. With painted beamed ceiling, slate tiled floor and a feature granite inglenook fireplace with Aga log burning stove, further warmed by thermostatic zone controlled underfloor heating and lit by a range of spotlights.



KITCHEN / DINING ROOM – 27'3" x 15' A particularly spacious triple aspect room, again with deep sill casement windows to both the front and rear elevations and a part glazed stable door with matching windows to either side on the side elevation opening out to a south facing wraparound courtyard garden. A particularly spacious room with continuation of the tiled floor from the entrance hall with thermostatic zoned underfloor heating and further lit by a range of inset LED downlights. With plentiful space for a large dining table and chairs

adjacent to a kitchen peninsula which partially subdivides the kitchen area and makes for a very social eating and entertaining space.

KITCHEN AREA is well appointed, with high quality farmhouse style Shaker oak units beneath high quality granite worktops and comprise a full array of fitted matching wall and base units with integrated appliances including a full height fridge, undercounter freezer, integrated AEG dishwasher, undercounter Siemens oven, separate Siemens combination oven, Siemens warming drawer and five ring induction hob.



From the dining area, a door and two shallow steps alight to the:-

UTILITY ROOM – 8' x 7'7" With its own deep sill casement window on the rear elevation. A practical spacious room with space and plumbing for freestanding washing machine and tumble dryer, the heating manifolds and controls for the ground and first floor underfloor heating and a large pressurised hot water cylinder with expansion tank and air source heat pump controls. Beyond the utility room is a downstairs cloakroom/wc comprising low level flush wc and wall mounted wash hand basin, lit by a sun tube and vented with an extractor fan.

Turning oak staircase ascends from the ground floor to:-

FIRST FLOOR

LANDING With a deep sill casement window on the front elevation overlooking the surrounding countryside and leading to the three en-suite bedrooms.

PRINCIPAL BEDROOM 18'4" x 13'2" A spacious, dual aspect principal bedroom suite with deep sill casement windows to the front elevation overlooking the surrounding countryside and a window seat casement window to the rear on the sunny south westerly side overlooking the low maintenance courtyard garden. An impressive room with open vaulted apex ceiling giving much volume, the impressive curving painted granite chimneystack and a wide square arch opening through to a dressing area complemented by wardrobes providing hanging and shelved storage, beyond which the:-



EN-SUITE BATHROOM High quality NK porcelanosa and Duravit sanitaryware comprising low level flush wc, pedestal mounted wash hand basin and freestanding bath with mixer tap, flooded with light from a deep sill casement window on the rear elevation overlooking the garden and a further range of LED downlights.

BEDROOM 3 – 11'9" x 10'3" A good sized twin or double bedroom with Velux window on the south westerly roof slope flooding in much natural daylight, complemented by an:-

EN-SUITE SHOWER ROOM Comprising low level flush wc, pedestal mounted wash hand basin and corner shower enclosure with mixer shower – again flooded with light from a high level Velux window on the south westerly elevation and



further warmed by wall mounted electric heated towel rail. Inset LED downlights, extractor fan.

BEDROOM 2 – 15'6" x 15'2" A particularly spacious double bedroom, dual aspect with a deep sill casement window on the front elevation and high level Velux window to the rear, complemented by a fitted wardrobe providing hanging and shelf storage and an:-

EN-SUITE BATHROOM Comprising, low level flush wc, pedestal mounted wash hand basin and tiled bath with mixer shower attachment over, flooded with light from a high level Velux window on the south westerly elevation, warmed by a wall mounted ladder style heated towel rail and vented with an extractor fan.



OUTSIDE

A quiet country lane leads to the small hamlet of Trezelah, and immediately in front of the house is gravelled driveway parking for 3-4 vehicles and leads to a five bar timber vehicular gate beyond which is further gravelled parking.

The gardens are low maintenance and largely left to wild, but boast a low maintenance, sheltered, private wraparound courtyard garden along the rear and side of the house accessed off the kitchen/dining room and via a wrought iron pedestrian gate from the driveway, a crunchy gravelled terrace spans across the rear of the house, sheltered and enjoying a south westerly aspect to best enjoy the afternoon and the evening's sunshine. A

gravelled pathway then proceeds between mature planted borders to an uncultivated, large, level area of garden, bounded by mature hedged and tree lined boundaries to one side and a post and rail timber fence to the other overlooking the adjacent field and beyond through a five bar vehicular timber gate passing a useful workshop/timber storage shed and on to the level, enclosed paddock.

In all, extending to about 1.5 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 TR20 8XD.

SERVICES Mains water, mains electricity, private septic tank drainage, air source underfloor heating to both ground and first floors.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 49 Mbps download speed. 8 Mbps upload speed.

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

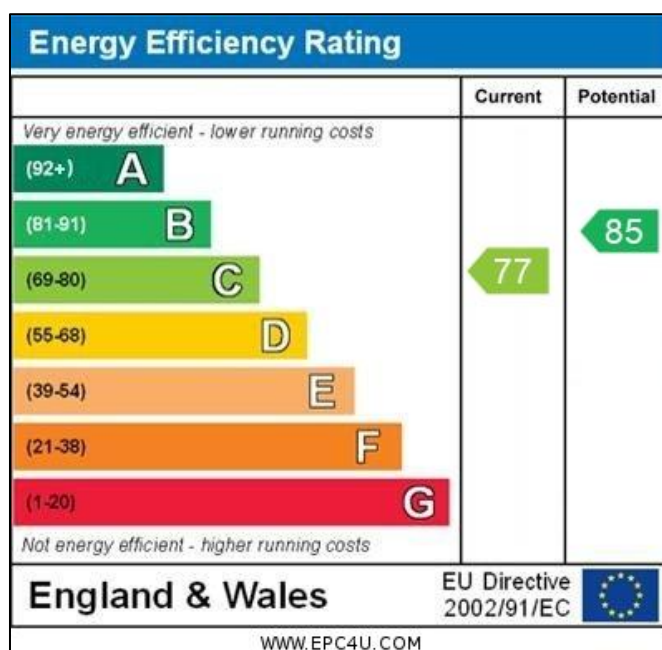
DIRECTIONS From Penzance take the B3311 signed to St Ives and rise uphill out of Gulval into the countryside. As the road flattens out turn left onto Chysauster Road signed to Trezelah and Newmill. After about ½ a mile take the first left hand turning signed to Trezelah. Chy An Vounder will be found as the first property you reach on your right hand side upon entering the small hamlet of Trezelah.

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

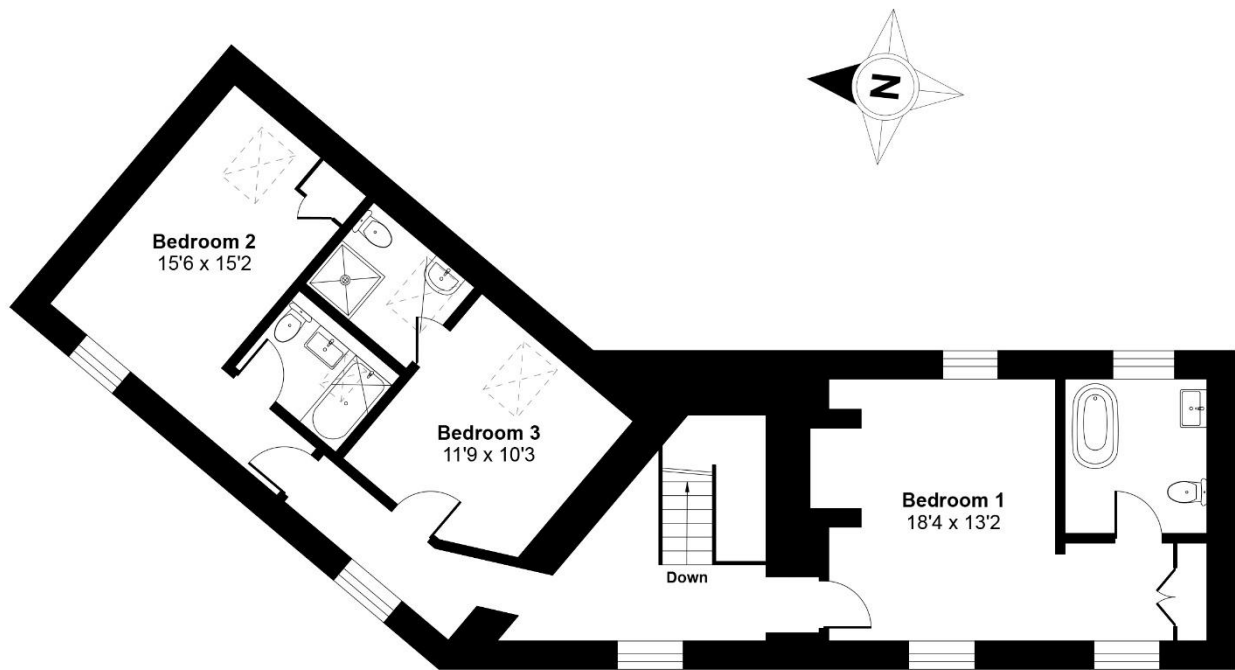


Not to scale – for identification purposes only.

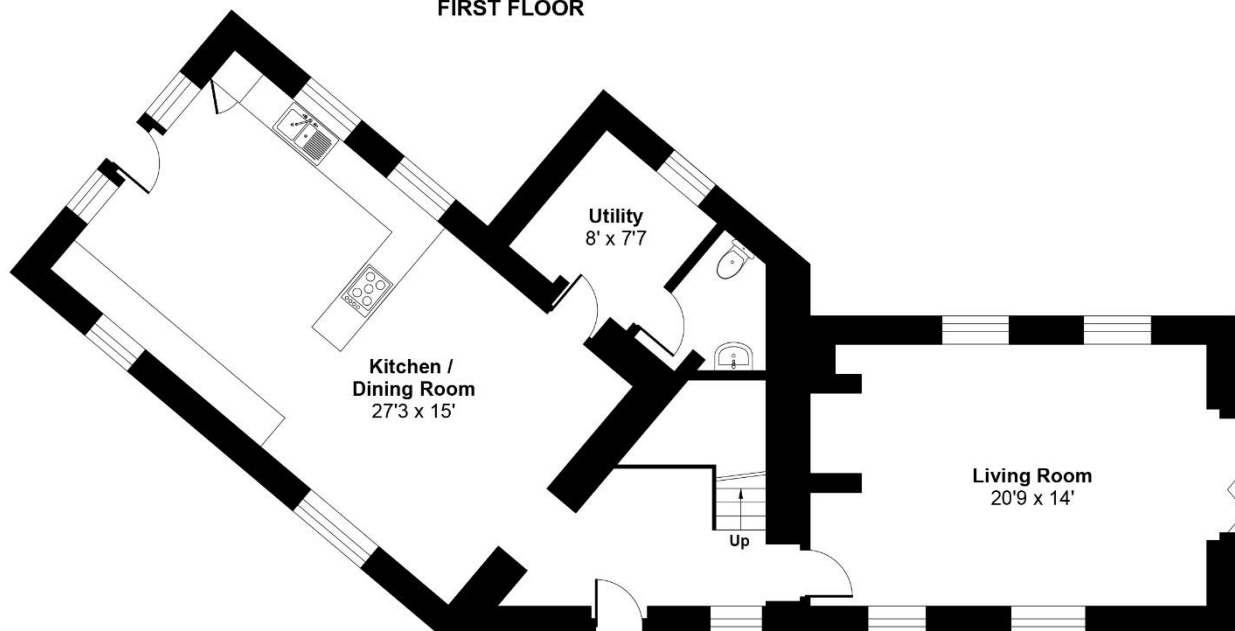
Chy An Vounder, Gulval, Penzance

Approximate Area = 1835 sq ft / 170.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Lillcrap Chilcott. REF: 1302430

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