



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR73978114

£1,100,000

Penellick,
Pelynt, Looe, Cornwall, PL13 2LX

FREEHOLD



In a glorious, tucked away rural location set in mature gardens and land extending to approximately 10½ acres, an extremely well presented Grade II* Listed detached 5 bedroomed house of immense character with a wealth of internal and external period character features. A lovely, converted stables has planning permission to be residential accommodation but just requires finishing internally. Further outbuildings comprise two workshops/stores and a former piggery.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, drawing room, dining room, kitchen breakfast room, study, utility room, shower room. Two staircases ascending to the first floor.

First Floor Lounge/studio room, 5 bedrooms, 2 bath/shower rooms.

Outside Converted stables with planning permission to be residential accommodation (requires internal finishing), workshops/stores, former piggery, garden implement store and Well House. Gravelled parking and turning area between the house and the stables, mature gardens around the house with gates into the fields.

In all, the grounds extend to approximately 10½ acres.



DESCRIPTION

Penellick, or Penellick Farmhouse (its Historical official list entry), is of special architectural/historic interest. This fine, handsome Grade II* Listed house consists of a late medieval core dating from the 14th century and likely formed the main part of a hall house; the exposed roof trusses are reported to be the oldest in Cornwall. The house was then extended during the 17th, 19th-20th centuries resulting in a comfortable, L-shaped family house.

The attractive elevations comprise a mixture of exposed stone, slate hanging and render under a slate roof, with prominent stone chimneys.

The accommodation is accessed by four granite steps which ascend to a solid timber front door with two glazed panels, which opens onto a broad entrance hall with slate flagged flooring. The hall opens onto a huge drawing room (32'6" x 18'7") which has an impressive, beamed ceiling with timber supporting pillars set into slate flagged flooring with underfloor heating. On one side is an impressive fireplace with a woodburning stove and a clome oven. Off the drawing room is a ground floor shower room/wc and a study which provides lovely views over the rear garden. Beyond the drawing room is a dining room with underfloor heating and another impressive fireplace with a woodburning stove and clome oven. A kitchen/breakfast room has underfloor heating and connects to a utility/boot room, both of which have doors to the garden. The kitchen features a Heritage oil fired cooking range, cream units and a mixture of slate and wood worktop surfaces.



There are two staircases to the first floor, the main one accessing a first floor lounge with a high vaulted ceiling (14' at its apex) and impressive roof trusses, with a galleried area above the stairwell, wall panelling and a fireplace with woodburning stove. Off the lounge is a triple-aspect double bedroom, a single bedroom and a shower/wc. A secondary landing off the first floor lounge opens onto three further double bedrooms and a family bathroom. The arrangement of the accommodation provides great flexibility with many of the rooms having fully vaulted ceilings with huge, exposed trusses. The main family bathroom has been fitted with a white suite comprising a claw footed roll topped bath, bidet, low level wc and wash hand basin, complemented by modern tiling and wood flooring.

A former stone stable block has planning permission to be used as residential accommodation, and the conversion has been mostly finished with oak framed double glazed windows installed and an impressive oak door. Internally there is one large room of 39' x 13'7" with three skylight widows flooding the room with light in a vaulted ceiling. A further range of outbuildings comprise a wood shed and two adjacent stores (former stables) a former piggery and a garden implement store/well house.



From the more formal gardens that surround the house, there are two gates which open onto the fields which are set on a south easterly facing slope and are partially dissected by 'The Greenway' which is a local nature trail/footpath which can be accessed beside the entrance gate. 'The Greenway' provides a scenic country walk to the fishing village of Polperro.

The gardens around the house are well stocked and mature. Two gates open from the garden into the fields below which under our client's stewardship have been re-wilded with numerous native tree specimens planted and an area close to the gardens has been planted with a range of fruit trees to establish an orchard, the remainder left to undergrowth with rides cut through to enable partial access. If a purchaser required grazing/paddocks, then these areas would need to be reclaimed in order to establish grassland once more.

In all, the grounds extend to 10½ acres.



LOCATION

The village of Pelynt lies just inland from the coastal villages of Polperro and Looe and has two well stocked general stores (Spar and Premier), a post office, a public house, two churches, a primary school, and a car service garage. To the south is the picturesque harbourside village of Polperro which is one of the most unspoilt fishing villages in Cornwall with its narrow streets of fisherman's cottages, shops, galleries, restaurants and inns clustered around the delightful working harbour which is still home to a thriving fishing fleet.

The coastal town of Looe, to the east, provides a wider range of shopping, leisure and commercial facilities, sitting astride the East Looe River with a harbour large enough to moor yachts and pleasure craft and is home to an active fishing fleet. The harbour empties into the sea beside a large sandy beach adjacent to the town and much of the surrounding coastline is under the stewardship of the National Trust. The South West Coast Path circumnavigates the coast providing wonderful walks through rugged cliff tops and headlands to sheltered coves and beaches, southwards down to Polruan on the north side of the Fowey River and to the north heading up to the beaches and coastal resorts of Seaton and Downderry.

Unusually for Cornwall much of the surrounding countryside close to the coast folds into wooded valleys of large mature trees with beautiful walks and beyond that is woodland, farmland and rural villages. The natural beauty of this area attracts many holidaymakers annually, many of whom come back year after year.

To the north is the market town of Liskeard with a high street of national retailers and local shops together with out of town supermarkets and primary/secondary schools. Liskeard has a mainline railway station with a branch line that terminates in Looe and the mainline provides a direct link to London Paddington with approximate travel time of 4½ hours.

From Liskeard the A38 remains largely dual carriageway all the way to the city and port of Plymouth, just over the border in Devon and then remains dual carriageway all the way to Exeter where it joins with the national motorway network.







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 PL13 2LX.

SERVICES Mains electricity, private drainage via a shared septic tank with Penellick Barn, who organise the tank to be emptied once a year. The cost of emptying and of any repairs/replacements is equally shared with Penellick Barn. There is an oil fired Worcester Bosch boiler in the utility room which provides central heating and hot water to the accommodation and there is LPG gas for the hob in the kitchen. Penellick enjoys a mains water supply which comes across three fields to supply Penellick, a neighbour's house and a water trough on Hendra Farm. Penellick has its own water meter, read and billed biannually by Hendra Farm, any repair/replacement costs to the water system are shared equally between the three parties.



MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Standard broadband available – 24 Mbps download speed. 1 Mbps upload speed.

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

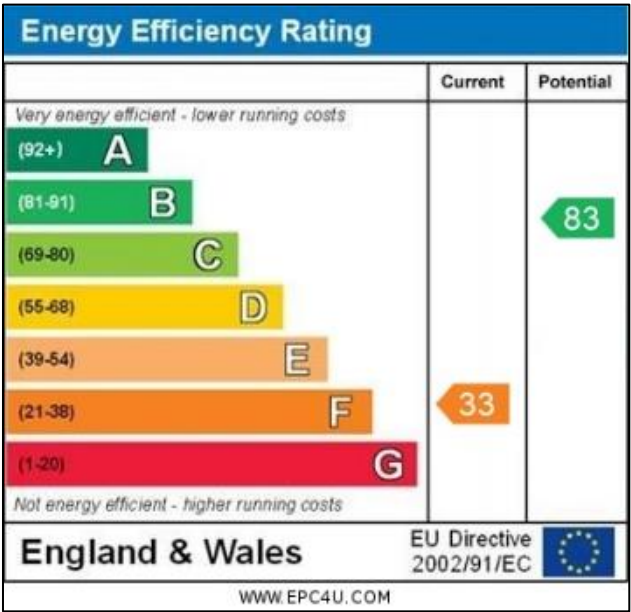
DIRECTIONS From Middle Taphouse follow the B3359 towards Looe, proceeding into the village of Pelynt. Follow the road right through the village passing the Jubilee Inn as you exit and then proceed until you pass a sign on the left hand side saying Ashen Cross Holiday Cottages. Just past the left turning into Ashen Cross, turn right into a lane beside which is a sign saying Polean Farm Cottages. Follow this road to a T-junction at which turn left following signs to Polean Farm and then continue to follow that lane, ignoring a turning on the right to Polean Farm and continue until you come to two gates in front of you, the left hand gate accesses the entrance driveway to Penellick.

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.

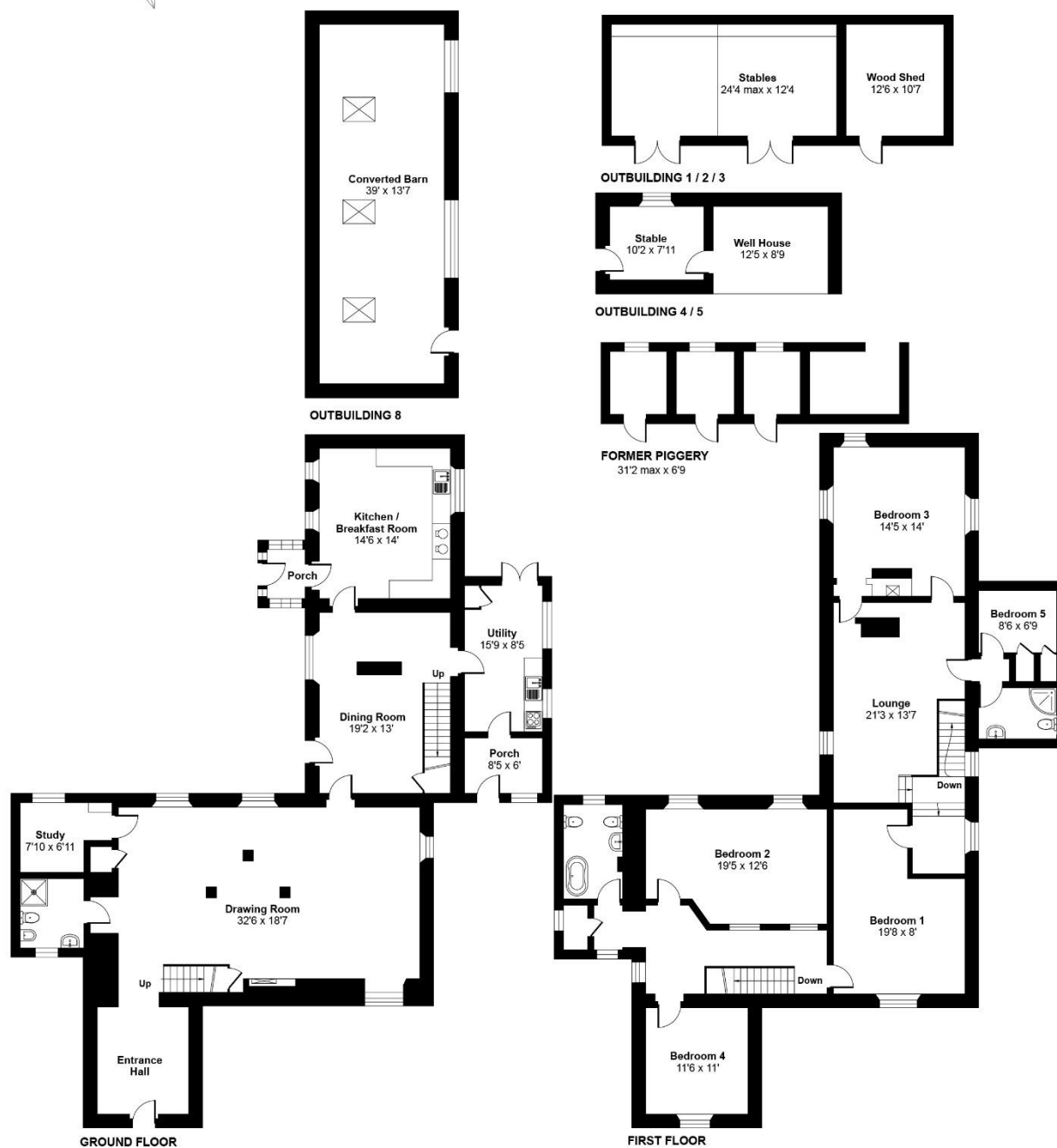
Penellick, Pelynt, Looe

Approximate Area = 3412 sq ft / 316.9 sq m

Outbuilding = 1332 sq ft / 123.7 sq m

Total = 4744 sq ft / 440.6 sq m

For identification only - Not to scale



For reference only, not to form any part of a sales contract.

