



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR76815411

Guide £1,085,000

Chyvounder,
Carclew, Perranarworthal, Truro, Cornwall, TR3 7PB

FREEHOLD



Occupying an idyllic and immensely private setting within a beautiful $\frac{3}{4}$ acre classic walled plantsman's garden on the exclusive and historic Carclew Estate, a large, broad, detached single storey residence providing 4/5 bed roomed, 3 bathroomed accommodation with ample parking and a large double garage.



SUMMARY OF ACCOMMODATION

Entrance hall, cloakroom/wc, study, L-shaped sitting/dining room, kitchen breakfast room overlooking the garden, principal bedroom with en-suite shower room, bedroom 5/hobbies room, boot room, utility room with door to garage. Inner hall with doors to 3 double bedrooms, all with fitted wardrobes and including one with en-suite shower room, family bathroom.

Outside Large double garage, broad paved terraces set above stunning private gardens enclosed on three sides by original slate capped mellow brick walls, two garden sheds, treehouse with slide, productive garden with raised beds and fruit trees, driveway parking, additional parking area outside the walled garden.

In all, 0.7 of an acre.

DESCRIPTION

Designed by Truro architects Marshman, Warren & Taylor and built in 1976, Chyvounder provides well proportioned and particularly spacious single storey accommodation in a blissful setting within an exclusive private country estate. Extended in 2007, and subject to further improvements including a refurbished kitchen in 2025 and an air source heat pump installed in 2019, the property offers comfort and efficiency in a peaceful, historic setting.

With pale rendered elevations and white uPVC double glazed windows throughout, replaced in 2006, Chyvounder has a generous reception hall leading to a large L-shaped sitting and dining room with dual aspects overlooking the gardens, featuring a Delabole slate fireplace with inset woodburning stove. The kitchen/breakfast room is fitted with a comprehensive range of contemporary Shaker style units, a central island and integrated appliances. There is a study, cloakroom, and a utility room with direct access to the garage, together with a boot room and a fifth bedroom or hobbies room offering excellent versatility.

The principal bedroom suite forms part of the newer wing and includes fitted wardrobes and an en-suite shower room with underfloor heating. Three further double bedrooms, one with en-suite facilities, and a family bathroom are approached from an inner hall with extensive storage.

The gardens surrounding Chyvounder are an outstanding feature of the property – a classic walled plantsman's garden enclosed on three sides by Grade II Listed mellow slate capped brick walls believed to date from the original Carclew House. The grounds are beautifully established with sweeping lawns, deep shrub borders, specimen trees and flowering plants, together with a productive kitchen garden with raised beds and fruit trees. Broad paved terraces run along the rear of the house, providing ideal spaces from which to enjoy the garden and the tranquil setting.

A wide driveway provides parking and turning in front of the house and leads to a large double garage, with additional space for boat or visitor parking. In all, the property stands within just under $\frac{3}{4}$ of an acre gardens and grounds in one of Cornwall's most private, exclusive and desirable residential locations.

LOCATION

It would be hard to imagine, and even harder to find, a more beautiful and unspoilt setting in this prime area between Truro and Falmouth, with easy access to the famous sailing waters of the Carrick Roads.

Chyvounder enjoys a magnificent and exclusive setting on the historic and private Carclew Estate between Perranarworthal and Mylor, and is reached along the lovely estate driveway, stretching over ½ a mile past the stone entrance lodge, flanked by fields and banks of rhododendrons and camellias creating an incredibly beautiful approach in the spring and summer months. The driveway passes the imposing colonnade and ruins of the original mansion house and past the elegant Home Building. Only 4 or 5 special residences have been permitted to be built in the estate during recent decades and each occupies large grounds and enjoys the rare privilege of near total tranquillity and privacy without isolation in this gorgeous setting which, though just under 8 miles drive from Truro and 4 miles drive from Falmouth, is known to very few people and remains something of a hidden gem.

Chyvounder itself occupies the original classic walled garden on the estate and the beautiful mellow brick slate capped walls are Grade II Listed and are, we understand, believed to be some of the finest and best preserved of their type in the county. They provide exceptional shelter and privacy for Chyvounder's superb gardens which have been well established and matured over the years and comprise gently sweeping lawns complemented by a wealth of established shrubs, trees and plants all of which evidently thrive in this environment.

The outlook from Chyvounder extends beyond the walled garden to lush woodland on the estate. It is hard to believe the main Truro to Falmouth road is little more than 1½ miles away providing convenient access to the cathedral city of Truro with its wide range of shopping, commercial and retail facilities as well as independent and state schooling, and about 4 miles from Falmouth. There are golf courses in Truro, Falmouth and at Budock Veian while for those who are more water orientated the area needs little or no introduction with Restronguet Creek (approximately 1½ miles) and Mylor Yacht Harbour being about 4 miles away by road and giving access to some of the finest day sailing waters in the United Kingdom. Both Carclew Estate and the entire surrounding area offer numerous woodland, creek side and coastal walks.

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

From the driveway a paved pathway with well-tended flower borders and lawned garden beside leads to:-

ENTRANCE HALL Glazed front door with full height glazed panels to the sides. Parana pine ceiling with inset downlighters, radiator. Doors to:-



CLOAKROOM / WC With wc, pedestal wash hand basin, radiator, double doors to large cloaks cupboard with further storage locker over. Obscure glazed window to front.

STUDY – 8'8" x 7'6" Facing south west over the front garden, radiator.

SITTING ROOM – 23'5" x 20'6" An extremely large and particularly impressive dual aspect reception room with large window facing south west over the front garden and broad picture window, enjoying a gorgeous outlook over the extensive enclosed rear garden and the wooded grounds of Carclew House beyond. Floor to ceiling broad chimney breast in cut light grey Delabole slate with inset woodburning stove and polished slate hearth. Display shelf, radiators, Parana pine ceiling with inset downlighters. Door to inner hall (see below). Wide opening into:-



DINING ROOM – 13'5" x 11'5" A spacious dual aspect room overlooking the walled garden to the rear and wooded estate beyond. Parana pine ceiling with inset downlighters, radiator. A pair of glazed doors open onto the raised paved terrace and there is a door to:-



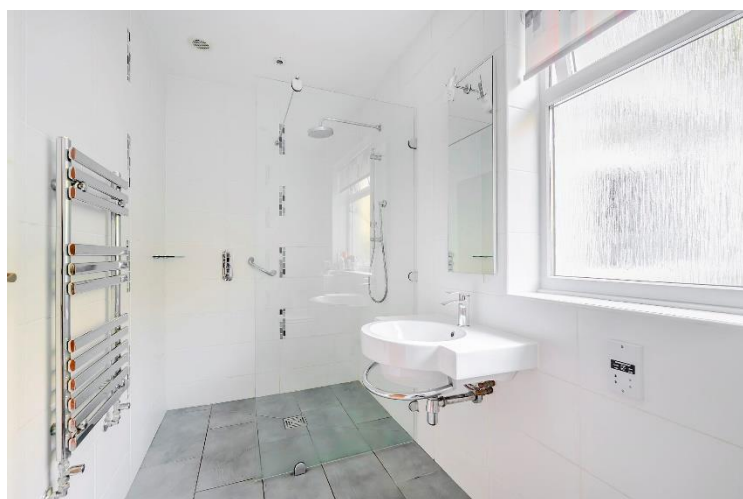
KITCHEN BREAKFAST ROOM – 19'7" x 17'1" max
A spacious L-shaped dual aspect room, refurbished in 2025 and fitted with a comprehensive range of pale sage green contemporary Shaker style wall and base units with wood effect worktops and ceramic tiled splashbacks. Space and plumbing for



dishwasher and fridge, Neff fan assisted double oven and grill, double bowl sink drainer unit with mixer taps. Central island unit with breakfast bar, deep drawers, storage cupboards and quartz worktop with Zanussi hob and extractor fan over. Tall deep shelved wall cupboards and open shelving. Stripped pine ceiling with inset downlighters, upright contemporary radiator. Door to inner hall from which there are doors to:-



PRINCIPAL BEDROOM 1 – 18'5" x 10'6" Large double bedroom with a full wall of built-in wardrobes. A pair of glazed doors, flanked by full height glazed side panels, lead out onto the terrace. Underfloor heating.



EN-SUITE SHOWER ROOM Large walk-in glazed shower enclosure, wall-hung wash hand basin, wc, window with obscured glass, chrome ladder-style heated towel rail, ceramic tiled walls and floor, inset downlighters. Underfloor heating.

BOOT ROOM With a door to the side terrace and doors to:-

BEDROOM 5 / HOBBIES ROOM – 11'8" x 9'2" Window, inset downlighters, ceramic tiled floor, underfloor heating.

UTILITY ROOM – 11'8" x 7'4" A useful and spacious room with fitted base unit with worktop and inset sink drainer unit with mixer tap. Space and plumbing for washing machine and window to front. Full height storage cupboards with storage lockers over. Door to integral garage.

Approached from the sitting room:-

INNER BEDROOM HALL Hatch to insulated loft space with light and power connected. Double doors to large linen cupboard with slatted shelving and further doors to airing cupboard housing hot water cylinder and slatted shelving. Further storage lockers over. Inset downlighters. Doors to:-

BEDROOM 2 – 15'2" x 12'

With a huge window providing glorious views over the rear garden. Three large double wardrobes, radiator, inset downlighters. Door to:-

**LARGE EN-SUITE
SHOWER ROOM**

Comprising low flush wc, pedestal wash hand basin with mixer tap over. Fully tiled shower cubicle with Mira Sport shower attachment. Heated towel rail. Wood panelled ceiling with inset downlighters extractor fan, obscure glazed window to side, radiator and ceramic tiled walls.



BEDROOM 3 – 14'7" x 11'8" max With lovely views across the walled garden, woodland and countryside beyond. Two double wardrobes with space for central dressing area between, radiator, inset downlighters.



BEDROOM 4 – 10'9" x 10'3" max Currently used as an office/music room, fitted with a deep double wardrobe with storage cupboard over, inset downlighters, radiator and window facing south west over the front garden.

BATHROOM Matching suite comprising low flush wc. Pedestal wash hand basin with mirror over. Bath with mixer tap and Mira



Sprint shower attachment with shower screen. Ceramic tiled walls. Obscure glazed window to front. Inset downlights. Radiator/towel heater.

OUTSIDE



DOUBLE GARAGE – 18'9" x 17'2" Two up and over doors and door with obscure glass to rear.



BROAD RAISED PAVED TERRACE Spanning virtually the entire width of the property and providing a superb vantage point from which to enjoy the tranquillity of the setting.

THE GARDENS Chyvounder is approached over a broad tarmacadam driveway flanked by deep borders containing a magnificent array of established camellias and rhododendrons. To one side is a large area, screened from the road and currently used for compost and garden waste, together with an extra parking area. The entrance drive leads through tall brick gate piers leading into the walled garden, culminating in a parking/turning area in front of the double garage. To the side is a large pull-in area, ideal for boat storage or additional parking.



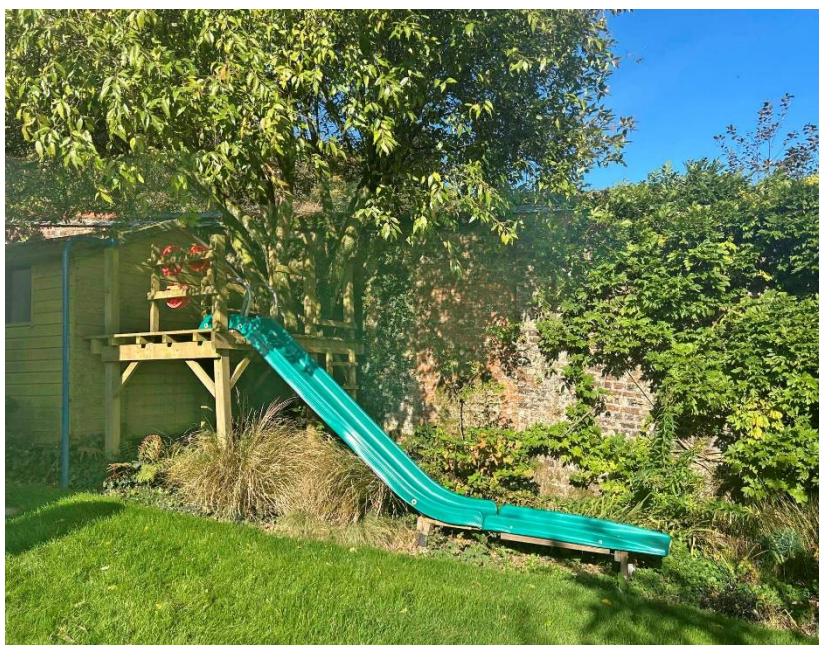
The gardens of Chyvounder are a true plantsman's paradise, bursting with established specimen trees and shrubs including magnolia grandiflora, magnolia stellatas, liquid amber, Hankerchief tree, wisteria, azaleas, hydrangeas, roses and camellias. There is also an almond tree, a Golden Hornet crab apple tree and a well stocked kitchen garden with raised vegetable beds and a row of apple trees.

Facing southwest, the gardens to the front of Chyvounder include a gently sloping raised area of lawn together with an established kitchen garden with raised beds and fruit trees. The lawned garden continues round to the side of the property with tall timber gates giving access to the extensive, and incredibly private, walled rear garden. This area is again beautifully established and a true oasis featuring gently sloping part walled gardens with beautifully stocked deep shrub and plant borders.

A broad paved two tier terrace, with exterior lighting, runs along the back of the house providing ample space for table and chairs and the perfect spot from which to enjoy the view.

The lovely old mellow red brick walls, which are slate capped, shield three boundaries and to the other is manicured Lawson Cypress hedging.

There are two timber garden sheds, one of which has an attached treehouse, complete



with slide, ladder and fireman's pole. A further path leads around the other end of the house, passing through a hidden area, perfect for drying washing, to the back doors of the boot room and garage.

In all, the grounds extend to just under $\frac{3}{4}$ of an acre.

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 TR3 7PB.

SERVICES Mains water and electricity and private drainage. Air Source heat pump supplying radiators and underfloor heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 36 Mbps highest available download speed. 7 Mbps highest available upload speed. (Source: Ofcom).

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

DIRECTIONS From Truro take the A39 towards Falmouth and continue past The Norway Inn and turn next left signposted Carclew. Follow the road up the hill for a mile or so and turn left at the T-junction. After approximately 50 yards turn left again onto an unmarked driveway and continue through the stone gate piers. Follow the drive for half a mile (do not turn off), passing Carclew House on the right hand side. The driveway entrance to Chyvounder is the next on the right.

WHAT3WORDS ///brink.threading.rival

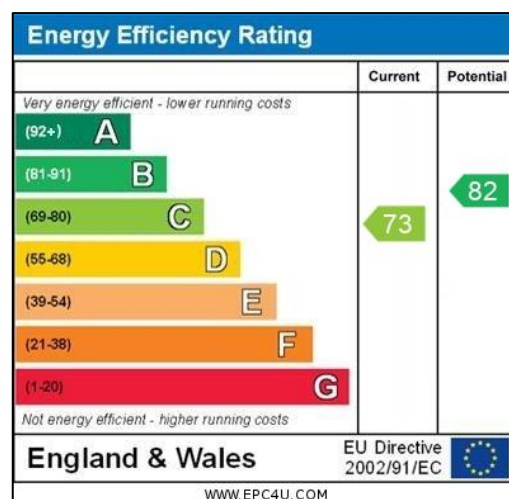
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, 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.

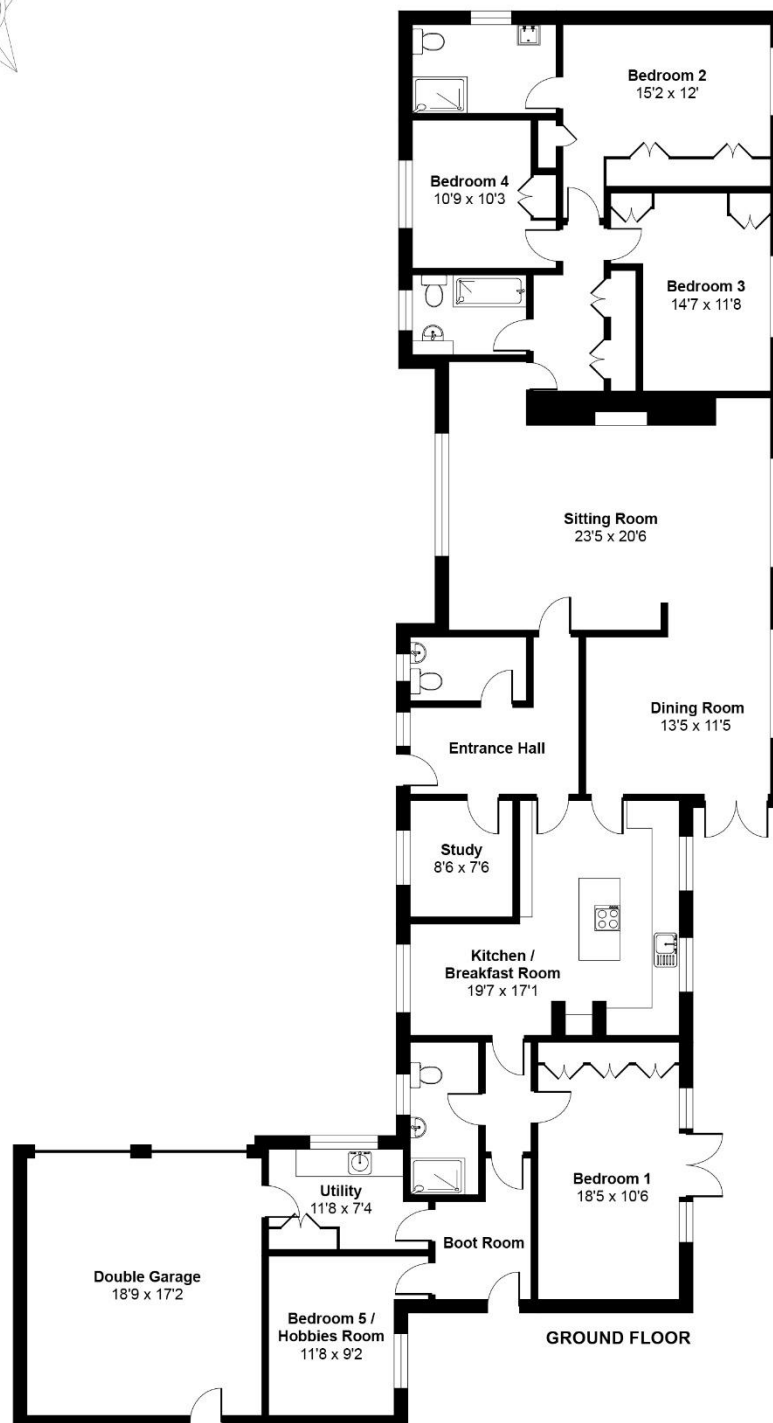
Chyvounder, Carclew, Perranarworthal, Truro

Approximate Area = 2340 sq ft / 217.3 sq m

Garage = 323 sq ft / 30 sq m

Total = 2663 sq ft / 247.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1366064

