



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10090

£795,000

**Stannary House,
6 Quay Street, Lostwithiel, Cornwall, PL22 0BS**

FREEHOLD



An incredibly attractive Grade II Listed three storey 4 double bedroomed attached family home set within surprisingly spacious, exquisitely stocked, mature, well landscaped walled gardens, enjoying a central position within the charming and sought after town of Lostwithiel, adjacent to and with views towards the River Fowey, also within a short level walk of the excellent town amenities.



The River Fowey, opposite Stannary House

SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom, sitting room, family room, kitchen/dining room, utility room.

First Floor 2 double bedrooms, family bathroom.

Second Floor 2 double bedrooms, family shower room.

Outside Gated access to a parking area within the profusely stocked landscaped walled gardens exhibiting established manicured and profusely stocked flower and shrub beds and borders with lawned areas intersected by paved and gravelled paths providing access to all areas. Ornamental garden pond, slate paved sitting area adjacent to the house. Detached part block built storage shed and adjacent pergola featuring a variety of climbing, flowering plants.



DESCRIPTION

Stannary House is an architecturally important Grade II Listed three storey four bedroomed attached house in the ancient town of Lostwithiel which sits astride the upper tidal reaches of the River Fowey and was once Cornwall's capital. The site was formerly occupied by the Stannary Palace also known as The Duchy Palace from circa 1265-1300.

Stannary House now stands on part of that site and is believed to have been built circa 1707, with 13th century walls and foundations. The house is situated close to the centre of the town yet beautifully set within a large walled garden of approximately 0.17 of an acre. An impressive, newly gated access opens onto the beautiful walled garden and a hardstanding/parking area. The gardens are a particularly fine feature of the property being profusely stocked, landscaped, mature, and set within ancient stone walls.



The attached, Grade II Listed house, elegantly sits within the walled garden, facing south west, overlooking its own gardens and enjoying views towards the Fowey River from the upper floors.

The wonderfully spacious four double bedroomed accommodation is arranged over three floors. There are two access doors from the garden, one into the extended kitchen/dining room the other was originally the main entrance via a lead roofed covered entrance with fine wooden panelled door opening onto the entrance hall which accesses the older part of the house. Off the hall to the right is the stunning sitting room with slate flagged flooring and an impressive fireplace and sash window overlooking the gardens. To the left is a family room with woodburning stove and a sash window overlooking the gardens. The family room also enjoys views over the gardens and has an open fireplace, slate flagged flooring and stairs ascending to the first floor.



Steps up from the family room lead to the extension which comprises a superb kitchen/dining room with a well fitted kitchen in white with integrated appliances, ample room for a large table and chairs, full height windows on the garden side with a central, glazed door provide lovely views onto and access to the gardens. Steps up at one end, lead to the utility room.

A staircase from the family room ascends to a galleried first floor landing with a large window over the stairs providing natural light. On this floor are two double bedrooms with views over

the gardens, towards the River Fowey and a family bathroom. A further staircase ascends to a galleried landing on the second floor off which are two further double bedrooms with even better views and a family shower room.

The gardens are a particularly strong feature of Stannary House being mature, profusely stocked and beautifully landscaped to create colour throughout the year within a walled garden environment with a mixture of flowers and flowering shrubs and bushes to create body, incorporated into wonderful borders and inset beds, interspersed with gravelled paths and areas of lawn and patio that enable you to follow the sun throughout the day. There are new quality wooden gates that have recently been installed from Quay Street accessing a parking area with paths leading to the house and into the gardens.



At the rear of the gardens is a stone and block built storage shed and a large pergola festooned with climbing flowering plants and a vine. In all, the gardens extend to approximately 0.17 of an acre.

LOCATION

Stannary House is accessed from Quay Street in Lostwithiel which is a street that runs from the end of the High Street along the bank of the River Fowey and the house is just a short level walk from the High Street and all its amenities. Stannary House enjoys delightful views towards the river and walking downstream takes you into a beautiful riverside parkland area abutting the River Fowey which offers a lovely walking/dog walking area of open grassland with inset mature trees and a children's play area. Beyond that, the walks continue along

the opposite riverbank down to St Winnow and Lerryn or up the river to Restormel Castle. Lanhydrock and The Duchy of Cornwall Garden Centre.



Lostwithiel was at one time the county capital and its ancient church bears scars from the English Civil War with many of its delightful older stone buildings perfectly preserved creating considerable charm that makes Lostwithiel a very sought after location. Lostwithiel has a thriving local community, an excellent array of shops including convenience stores, a dairy, bakery, restaurants, several inns, curio and antique shops. The upper tidal reaches of the River Fowey extend as far as Lostwithiel allowing the town and its surrounds to offer good fishing opportunities and beautiful riverside walks. Southwards lies the deep natural harbour of Fowey with its excellent sailing community and facilities together with attractive harbourside shops. To the north are deep wooded valleys and forestry leading out towards Bodmin Moor.

Lostwithiel has a branch line station that provides a direct link to London Paddington with an approximate travel time of 4½ hours. The A390 dissects the town providing access via the A38 to Plymouth and across county to the A30 which provides a dual carriageway link all the way to Exeter, linking with the M5 to Bristol and A303 to London.

HISTORICAL NOTE (Source of information Wikipedia)

The Stannary Palace (on which site Stannary House currently stands), was also known as the Duchy Palace and constructed between circa 1265-1300 as a complex of buildings which were constructed by the Earls of Cornwall as their centre of administration. The surviving exchequer hall is reputed to be the oldest non-ecclesiastical building in Cornwall. The much larger, great hall, of which large parts remain, was built as a replica of

Westminster Hall. Its original function was as a court and place of taxation dealing with the Cornish tin industry. The Earls of Cornwall and later, after 1337, the Dukes of Cornwall had their residence at Restormel Castle so the original name would have been the Stannary Hall or the Great Hall of Lostwithiel. After 1337 it was sometimes referred to as the Duchy Palace.

In 1265 Richard, Earl of Cornwall, second son of King John and brother of King Henry III, acquired Restormel Castle, the borough of Lostwithiel and the town of Fowey from the de Cardinan family. During this period Lostwithiel was the most important port of Cornwall and second only to Southampton along the south coast. In 1273 Richard died and was succeeded by his son Edmund who took occupation of Restormel Castle and built the Great Hall.

This building was a very large complex, covering more than 2 acres comprising the Great Hall, the Smelting Houses and the Coinage Hall for the Stannaries' and Duchy. Also within the complex were the Stannary Courts and the Stannary prison.

The Cornish Stannaries' were suspended as a consequence of the Cornish Rebellion of 1497. Henry VII restored them in return for a payment from the tin miners of the time, at the time of an enormous sum of £1,000 to support his war on Scotland. In addition to restoring the Stannaries' and pardoning the people who participated in the rebellion, Henry's Charter of Pardon of 1508 provided that no new laws affecting miners should be enacted without the consent of twenty four stannators, six being chosen from each of the four stannaries' which were Lostwithiel, Launceston, Truro and Helston.

In September 1644 AD, the English Civil War was at its height and the town of Lostwithiel was taken by the Earl of Essex who made it his headquarters. During the battle the town was badly damaged, and the Great Hall was burnt and destroyed.

The last Tinnerns Parliament was held in the Hall in 1751 and the whole building was sold to the tradesmen of the town.



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

Attractive semi circular lead roof covered entrance with timber door to:-

ENTRANCE HALL Slate flagged flooring, coat hooks to one side, glazed panelled door to:-

FAMILY ROOM – 20' x 14' A lovely dual aspect room with a sash window overlooking the front garden, slate flagged flooring. Attractive period fireplace with outer ornate timber surround and mantel, inner metal surround with period tiled slips. Three radiators, telephone points, lobby to the side with stairs ascending to the first floor. Doors off to:-



CLOAKROOM White suite comprising a low level wc, corner wash hand basin with vanity cabinet beneath and tiled splashback, chromium ladder radiator/towel rail, window, extractor fan, slate tiled flooring.

SITTING ROOM – 17'7" x 13' into the chimney breast recesses Large recessed small paned sash window overlooking the garden and flooding the room with light. On one side is an attractive period fireplace with brick outer surround and arch with a raised slate hearth and an open grate. Part exposed stone walling, television aerial point, two radiators, exposed wooden floorboards.



KITCHEN / DINING ROOM – 18'4" x 17'3" average A lovely dual aspect room with a bank of three double glazed windows and a central door, opening on to the garden. Conservation style skylight window with a further window to the rear, slate flagged flooring throughout, monopitched ceiling with impressive oak beams. The kitchen is well fitted with a range of matt, off-white base level cupboards and drawers with brushed stainless steel handles and further matching wall cupboards including full height units. Surrounding exposed wooden worktop surfaces with tiled wall surrounds, inset ceiling downlighters. White Butler sink with mixer tap, handheld shower and rinsing hose. An excellent range of integrated appliances includes a Bosch oven and separate oven/grill, fridge and separate freezer, four ring ceramic hob with illuminating filter hood above, integrated Bosch dishwasher, undercounter space for washing machine. An oak door opens onto a storage cupboard for ironing boards, brooms, hoovers etc. which also houses a gas fired boiler to supply domestic hot water and central heating, slate tiled flooring throughout, eye level windows overlooking the front garden, wall mounted thermostatic control, steps in one corner lead up to:-



UTILITY ROOM – 11'5" x 7'4" Double glazed door to the rear garden, double glazed window overlooking the garden, slate tiled flooring. Base level cupboards to match the kitchen with a roll edged laminated wood effect worktop surface with undercounter space for washing machine and tumble dryer, single drainer stainless steel sink unit with mixer tap, tall storage cupboard with shelving, radiator, wall mounted electric consumer circuit breaker board.

From the family room a staircase with wooden handrail to one side ascends to a:-

GALLERIED FIRST FLOOR LANDING

Part stained, part opaque glazed window over the stairwell providing natural light, radiator with thermostatic control, inset ceiling downlights, staircase ascending to the second floor. Doors off to:-



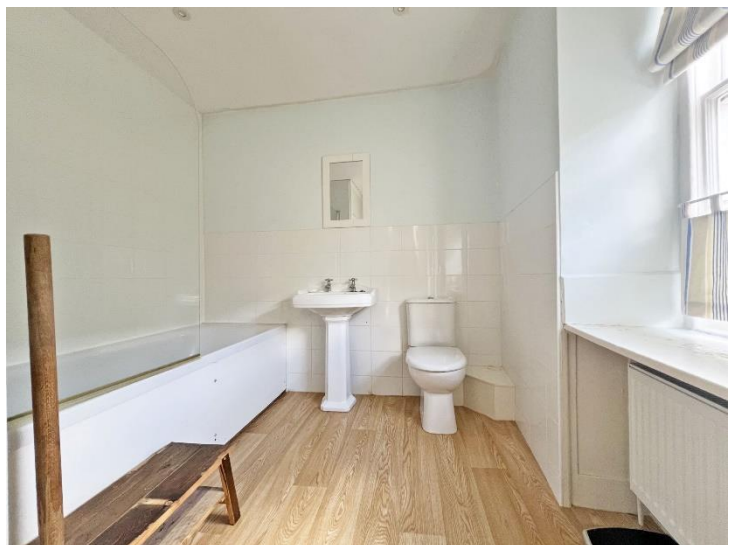
BEDROOM 1 – 13'3" x 11'4"

Recessed sash window overlooking the garden with shutters to the sides, radiator, television aerial point, picture rail.



BEDROOM 2 – 12'9" x 11'3" Recessed sash window overlooking the garden, radiator, television aerial point. Built-in wardrobe cupboard with shelving also housing a wall mounted electric consumer circuit breaker board, picture rails.

BATHROOM White suite comprising a panel enclosed bath with tiled wall surrounds, hot and cold taps with fitted shower at one end and shower screen to one side. Pedestal wash hand basin, low level wc, part tiled walls. Wood effect flooring, radiator, sash window with toiletry shelf beneath,



inset ceiling downlighters. Built-in airing cupboard housing a pressurised hot water cylinder with immersion facility.

From the first floor landing a staircase ascends to the:-

SECOND FLOOR LANDING Part stained, part opaque glass window over the stairs providing natural light. Radiator, loft hatch access, inset ceiling downlighters. Built-in storage cupboard. Doors off to:-

BEDROOM 3 – 13'5" x 11'4" Recessed sash window overlooking the front garden, radiator, television aerial point.



BEDROOM 4 – 12'8" min. x 12'2" Recessed sash window overlooking the gardens and with views towards the River Fowey, radiator.

SHOWER ROOM White suite comprising a double size shower cubicle with tiled wall surrounds and sliding glazed shower door with fitted screens. Low level wc, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring, sash window, electric ladder radiator/towel rail.

OUTSIDE

Stannary House is approached from Quay Street via two impressive new hardwood gates which open to a slate flagged parking area which then gives way to broad slate screed paths which could provide parking for further vehicles if required and curl round to the front door of the main house and the door into the kitchen/dining room. The path to the front door is flanked by well planted flower and shrub beds featuring roses, lavender, nasturtiums etc. To the right is a raised paved patio with



Beach and recreational area just up river

room for table and chairs and ornate metal railings to the side, beyond which is a covered woodstore.



There are level lawns on either side of the entrance drive/path which are beautifully stocked, impeccably tended and feature a flash of colour throughout the year. Beyond the paths that access the property are further paved paths which ascend to various tiers of garden with

profusely stocked flower and shrub bed borders, levels of lawn framed by dwarf hedging, an ornamental pond and at the top of the garden paved patio areas. Above one of the patios is a large timber pergola with a mature grape vine and climbing roses, beside that is a covered storage area and part block, part timber constructed garden shed providing excellent storage. The gardens are professionally maintained and form the perfect back drop to this picturesque stunning unique Grade II Listed family home.



GENERAL INFORMATION

AGENCY Lillicrap Chilcott are acting as joint agents with Jefferys Estate Agents in Lostwithiel.

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 PL22 0BS.

SERVICES Mains water, mains electricity, mains gas, mains drainage.

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

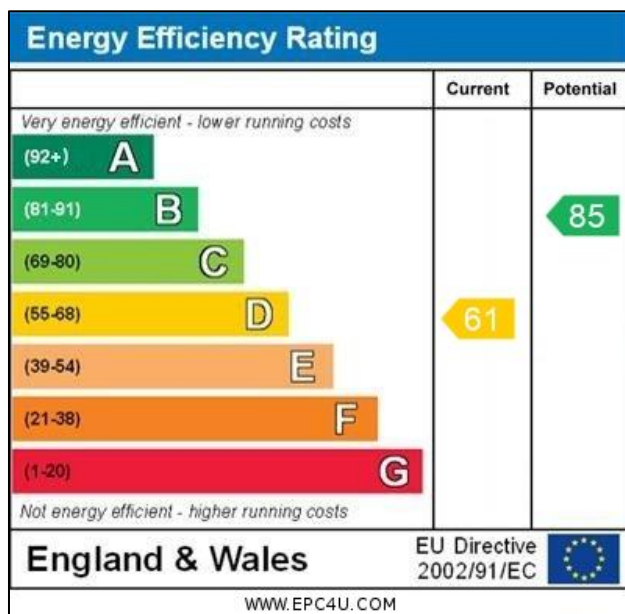
DIRECTIONS Entering Lostwithiel from the St Austell side on the A390, drop down the hill (Edgcumbe Road) and proceed along the main street (Queen Street) until you come to a set of traffic lights. At the lights, turn right into Fore Street. Proceed to the bottom and just as the street starts to turn left, turn right into Quay Street. Proceed along Quay Street until you come to a parking area on the left and Stannary House will be found on the right.

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

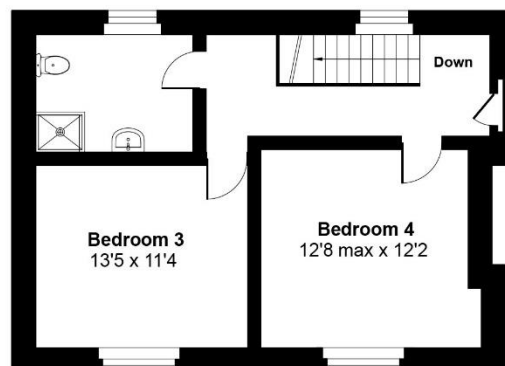


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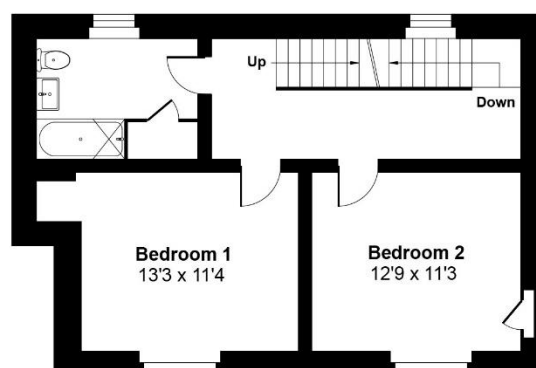
Stannary House, Quay Street, Lostwithiel

Approximate Area = 2133 sq ft / 198.1 sq m

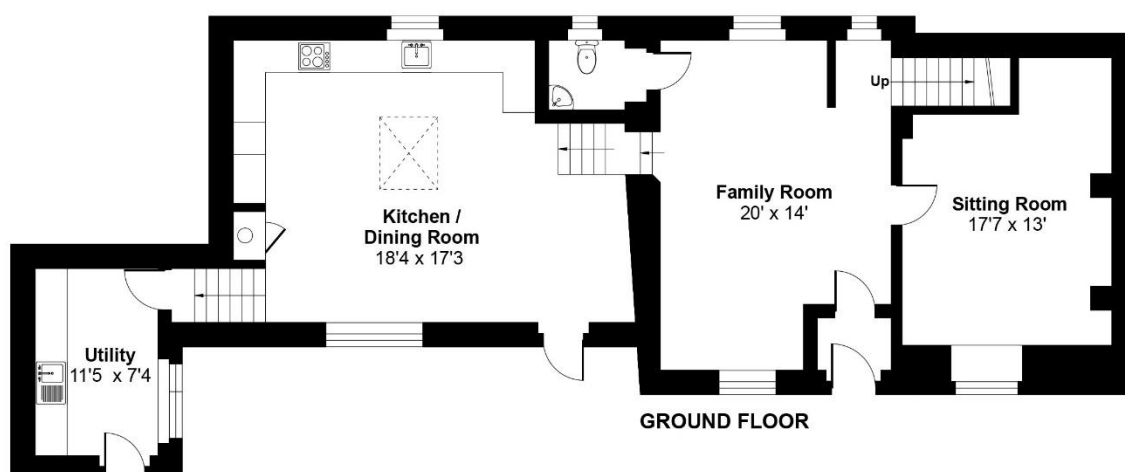
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lillcrap Chilcott. REF: 1162235

