



Higher Tolcarne House





# Higher Tolcarne House

Tolcarne, Redruth, Cornwall, TR16 5HA

Truro 7.5 miles Redruth 3 miles A30(T) 3 miles

Approached over a private tree lined drive, a most attractive period country house with outbuildings and charming grounds together with a paddock

- Far Reaching Views
- Kitchen & Dining Room
- 4 Bedrooms, Bathroom & Roof/Loft Space
- Attractive Garden & Paddock
- Freehold
- Hall & 2 Reception Rooms
- Utility Room
- Various Useful Outbuildings
- Total about 1.47 Acres
- Council Tax Band E

## Asking Price £625,000

### SITUATION

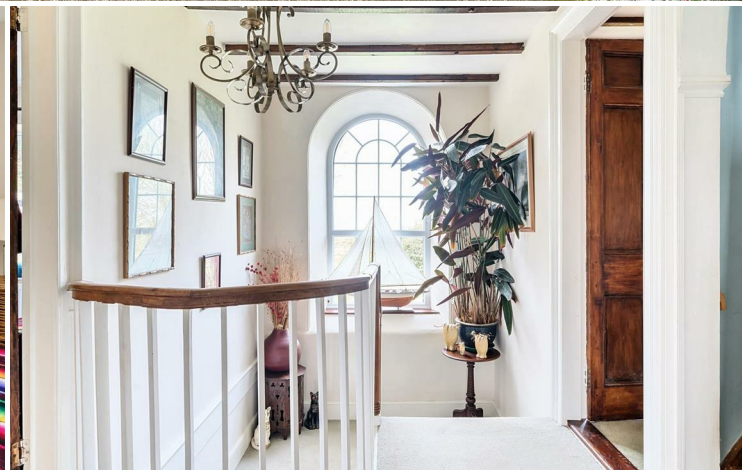
Higher Tolcarne House is a handsome country residence standing in an elevated location with countryside views from the house and paddock. The local village of St Day is a traditional Cornish village with a range of everyday facilities and amenities. The cathedral city of Truro is about 7.5 miles to the east being the commercial retail centre of Cornwall. From Truro and Redruth there are stations on the London Paddington line.

### DESCRIPTION

A private tree-lined driveway, which leads to a car parking and turning area, offers a charming approach. The house presents attractive exposed stone and granite elevations with accommodation required some further improvement which is arranged over two storeys with a further useful roof space.

On the ground floor is an Entrance Hall, off which is a WC/Shower Room with wc, wash basin and shower; a Study with raised brick edged former fireplace with slate hearth and feature wood-burning stove (not in working order); a pleasant Sitting Room with granite edged fireplace with inset wood-burning stove with shelved arched recesses to either side; and the Kitchen and Dining Room.

The Kitchen offers a range of matching base and eye level units with wood effect worktops to splashback tiling including stainless steel single drainer sink unit with mixer tap, space within old fireplace recess with granite beam over for wide electric and LPG cooker, wine rack, space for dishwasher, tray recess, leaded display cabinet. From the kitchen is a wide opening to the Dining Room with wood-burner set in granite fireplace with slate hearth and double-glazed small paned door to outside.





Off the Kitchen is a useful Utility Room with space for a refrigerator and freezer and a stainless steel single drainer sink unit with cupboard under with worktops to side and space for washing machine and tumble dryer.

The approach to the first floor is via a fine turning balustrade staircase with arched window on the half landing. Off the balustrade Landing are four good front and rear Bedrooms with views – Bedroom 2 with full height fitted range of modern part mirror fronted wardrobes. In addition is a Family Bathroom with panelled bath with mixer tap, shower and screen over, window seat, wc, pedestal washbasin, chrome heated towel radiator and double doors to Airing/Linen Cupboard with radiator.

From the galleried Landing are internal stairs leading to the roof/loft space being a particularly useful and interesting space in the roof with two separate areas – perhaps ideal for games or hobbies.

### THE GROUNDS AND BUILDINGS

To the rear of Higher Tolcarne House is an expansive enclosed garden laid mainly to lawn with attractive well stocked shrub and flower beds. Around the edge of the garden are mature deciduous and coniferous tree standards. On the eastern side of the house is a pleasant “secret” walled garden with stone chipped seating areas, raised flowerbed with area of lawn.

To the front of the house are the car parking and turning areas with further areas of lawn beyond with flowerbeds and from which there is access to an adjacent single storey Barn with vaulted roof and further traditional Outbuilding divided into numerous storage areas.

### THE PADDOCK

From the front garden area is a gateway which opens to a fenced grass paddock with a Vegetable Garden areas. In total, Higher Tolcarne House extends to about 1.47 acres.

(There is an uncapped recorded mineshaft towards the bottom the paddock, which is some distance from the house - please liaise with Stags for further information in respect of mining).

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Proceed into St Day and turn right into Fore Street. Pass the St Day Inn and proceed into the village of Vogue, turning left prior to the public house. Continue along this road and after a short distance take a right-hand turning which climbs and leads to Higher Tolcarne House just prior to becoming a bridleway.

### SERVICES


Mains water and electricity connected. Private drainage. Oil-fired central heating. Whole home input ventilation system. TV and telephone points. Double-glazed. Standard and Superfast Broadband available (Ofcom). Mobile coverage likely to be available inside from EE, O2 and Vodafone. Outside likely from EE, O2, Three and Vodafone (Ofcom)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>55</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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