



## Chychoose Vean, Cusgarne, Truro, TR4 8RG

£995,000

Enjoying a delightful, sheltered and lightly wooded valley setting, and within its own, private, extensive, gardens and grounds of approximately 1.75 acres, with leat and boundary stream, a broad and highly characterful family home, believed originally to have been 3 cottages, providing versatile 4 (possibly 5) bedroom accommodation, with 2 bathrooms and 3 reception rooms. Further notable features include a hand-built kitchen in ash, Aga, inglenook fireplace, exposed stone walls, mellow timber or slate tiled flooring, twin oil fired boilers, an integral garage and masses of parking.

### Key Features

- Delightful broad house of much charm and character
- Hand-built ash kitchen with Aga
- Lovely sheltered valley setting
- Comprehensive oil fired central heating
- EPC rating F
- Versatile 4 (possibly 5) bedroom accommodation
- Integral garage and ample private parking
- Charming reception rooms
- Gardens and grounds of approximately 1.75 acres







## THE PROPERTY

Dating back, we understand, to the mid 1600s, 'Chycoose Vean' is believed to have previously been three cottages which, at one time, included a small chapel, prior to the construction of nearby Hicks Mill. Now for sale for the first time in over 20 years, the property has been substantially and methodically improved by the present owner to create a delightful family home with adaptable accommodation, full of charm and character. A central reception hall provides access to a broad double aspect living room, as well as to a rear conservatory, and into a kitchen/breakfast room with ash units, black granite worksurfaces and an electric Aga with stone surround. A separate double aspect dining room leads into a utility room, off which there is a ground floor cloakroom/WC. Upstairs, a 'master' bedroom has a dressing lobby as well as a large hybrid shower room; there is a second bedroom and adaptable study/nursery also off the main landing, with the remaining two double bedrooms and a second bathroom accessed, if preferred, from a secondary staircase - ideal therefore for those with teenage children or visiting guests etc.

The setting of 'Chycoose Vean' is exceptional, accessed off a council maintained driveway which leads to just two other properties. Impressive granite gateposts and a white-painted five-bar gate open onto the private grounds which include extensive parking, an integral garage, and split level front terrace with granite setts. The grounds predominantly lie to the front of the house and comprise sweeping lawns bisected by a fast flowing leat, over which there is a footbridge. The front boundary extends to the stream, in front of which and behind the hedge, there is a permissive public footpath connecting Coombe with nearby Hicks Mill. Within the grounds there are various useful outbuildings including an aluminium framed greenhouse, implement store, log store and part open-fronted tractor store and workshop. In all, these grounds extend to approximately 1.75 acres, or thereabouts.

## THE LOCATION

Coombe is a small hamlet situated between Hicks Mill and Cusgarne, the latter of which has a highly regarded primary school. Richards Garage at Point Mills provides car repair facilities as well as a bakers and hairdressers. The Cornish Arms at Frogpool is a few moments' drive away, and just beyond Richards Garage, is the Bissoe cycle-path which extends from Point and Penpol on Restrounguet Creek to Portreath on the north coast. The port of Falmouth is approximately nine miles distant, and the outskirts of Truro are less than six miles away, with the Royal Cornwall Hospital Treリスke, Richard Lander school and sixth form college etc within a 15-20 minute drive.

## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

Replacement uPVC double glazed stable-type door from the front elevation enjoying a lovely outlook over the grounds. Storage recess with electric trip switching and coat hooks, formerly the downstairs WC. Turning staircase rising to the part galleried first floor landing, slate tiled flooring which extends throughout much of the ground floor. Double casement doors to the conservatory. Stripped pine doors to the reception rooms.

### LIVING ROOM

A delightful double aspect room, full of charm and character, with small pane sash window with deep sill to the rear elevation and three sash windows to the front, all overlooking the grounds. Exposed mellow timber flooring throughout, ceiling beams, two radiators, feature fireplace, the breadth and height of the room, with glass fronted log burner on raised slate hearth, timber lintel and display recesses to either side.

### CONSERVATORY

A superb addition, extending across much of the rear upper house, with terracotta tiled flooring throughout, radiator, double glazed windows and double casement doors onto the rear path.

### KITCHEN/BREAKFAST ROOM

The 'heart' of the house - with replacement uPVC double glazed bow window to the front elevation, again, enjoying a lovely outlook over the grounds. Extensive range of bespoke, hand-built timber units with timber and slate worksurfaces between with tiled splashbacks. Inset butler-style sink with mixer tap, integrated Bosch dishwasher, dresser-style unit with glass fronted display cabinet and retractable butchers block with wicker basket and wine shelving below. Recess for tall fridge/freezer, electric Aga in stone recess in walling with timber inglenook. Beamed ceiling, slate tiled flooring, hardwood stable-type door to the conservatory, opening to the:-

### INNER HALL

Two walls in exposed stone, hardwood stable-type door from the front terrace and gardens, secondary staircase, doorway to:-

### DINING ROOM

An attractive and adaptable double aspect room with casement windows to the front and side elevations. Slate tiled flooring continuing from the inner hall. Glass fronted log burner with timber lintel, radiator, under-stair storage shelving, inset downlighters. Part glazed casement door opening into the:-

### UTILITY ROOM

Casement window to the rear elevation, fitted workbench with recess and plumbing under for washing machine, slate tiled flooring, Grant oil fired boiler providing domestic hot water and central heating, small pane casement door to the conservatory and door to the:-

### GROUND FLOOR CLOAKROOM/WC

Sage coloured suite with low flush WC and corner wash hand basin. Casement window to the side elevation, slate tiled flooring.

### FIRST FLOOR

#### MAIN LANDING

Turning staircase rising from the reception hall, part exposed timber flooring, stained glass window to the rear elevation.

#### BEDROOM ONE

Barrelled ceiling, access to over-head loft storage area, radiator, exposed mellow pine flooring, low silled, small pane, sash window to the front elevation, inner lobby with radiator to the:-







## PRIVATE EN-SUITE SHOWER ROOM AND DRESSING ROOM

Dressing area with sash-style window to the front elevation, radiator, broad archway to the:-

## SHOWER ROOM/WC

Part panel-effect wall, wood block flooring, sash-style window to the rear elevation, corner low flush WC, pedestal wash hand basin with mixer tap, shower cubicle with mains powered and curved glazed screen. Access to loft area, heated towel rail/radiator, linen cupboard with louver door.

## BEDROOM TWO

Sand walling and exposed stone, with low silled small pane window to the front elevation, part barrelled ceiling, radiator, exposed timber flooring.

## STUDY/NURSERY

An L-shaped room with broad casement window to the front elevation, part barrelled ceiling, access to loft storage area, radiator.

## BEDROOM THREE

A particularly well proportioned and versatile room, accessed from both the main and side landings. Two walls in exposed stone, one with casement window to the front elevation, again enjoying a lovely outlook over the gardens and grounds. Deep recess, loft storage area, timber panelled barrelled ceiling, radiator, inset downlighters.

## SIDE LANDING

Secondary staircase rising from the side hall providing, if required, 'independent' access to bedrooms three and four, ideal therefore for those with teenage children or visiting guests etc.

## BEDROOM FOUR

An attractive, light, double aspect room with casement windows to the front and side elevations, radiator, part barrelled ceiling, deep recess with fitted cupboards.

## BATHROOM/WC

White three piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with handgrips, mixer tap and instant shower over. Part tiled walls, further loft access, casement window to the rear elevation, radiator, linen cupboard with sliding louver doors.

## THE EXTERIOR

'Chycoose Vean' is approached via a private drive leading to just three other properties.

## DRIVEWAY AND PARKING

Double granite gateposts and a five-bar gate open onto a deep gravelled driveway, with turning areas, providing ample space for numerous vehicles.

## GARAGE

Located at the western end of the house, with pathway to the side leading to the rear, where there is an oil storage tank, log store and space for recycling bins etc. The garage features an up-and-over door, has light and power connected and also contains a second Grant oil fired boiler which provides hot water and central heating to this end of the house.

## FRONT TERRACE

Extending almost the full breadth of this extremely broad property, there is a tiered terrace in granite setts which provides a lovely sitting out area as well as access to the accommodation, with courtesy lights to the front-facing stable doors. Cold water tap, pathway to the side continuing to provide access to the rear of the house.

## THE GARDENS AND GROUNDS

Chycoose Vean's beautiful private grounds lie to the front of the property providing a magnificent setting and lovely outlook from all main rooms. Broad lawns are bisected by a leat with the lower boundary extending beyond the hedge line, permissive public footpath and into the middle of the stream. Throughout, the grounds have been attractively planted with a wide variety of flowering shrubs and plants including camellias, rhododendrons, acers, pittosporum, fir trees, bamboo, pines and rose bushes etc. A pretty wooden bridge crosses the leat, adjacent to which is the former outside WC. An open-sided log store leads to an extensive kitchen/garden area where there are timber edge planters and stock proof fencing. Timber implement store, orchard area with a variety of fruit trees, aluminium framed greenhouse and further larger lawned area which leads to the:-

## TRACTOR SHED/STORE

Part open-fronted, of timber and block construction, under a pitched corrugated roof.

## UPPER SIDE GARDEN

Located to the rear of the tractor store, containing further fruit trees, adjacent to farmland, stone and slate steps with timber balustrading descending to the front terracing.

## GENERAL INFORMATION

### SERVICES

Mains water and electricity are connected to the property. Private septic tank drainage. Oil fired central heating.

### COUNCIL TAX

Band F - Cornwall Council.

### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### DIRECTIONAL NOTE

PLEASE IGNORE YOUR SAT NAV! From the A39 Truro to Falmouth road, take the exit at Devoran roundabout signposted to 'Bissoe'. After approximately 1/4 of a mile, proceed straight over the crossroads, following the signs to Chacewater, St Agnes, and Perranporth. Continue under the railway viaduct and into Bissoe, passing Bissoe Cycle Hire on your right-hand side and Richards Garage on the left. Continue along this road in the direction of Cusgarne, passing the turning to Hicks Mill on your left-hand side. Within approximately 1/3 of a mile, you will enter the hamlet of Coombe, where you should turn left by the red water pump and past Brays Mill. Continue over the bridge, bear left and the entrance to 'Chycoose Vean' will then be found on the left-hand side.

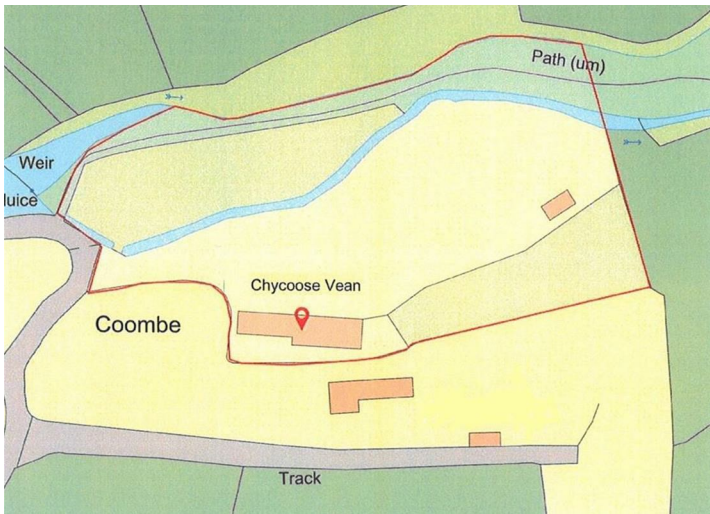














Cusgarne, Truro, TR4

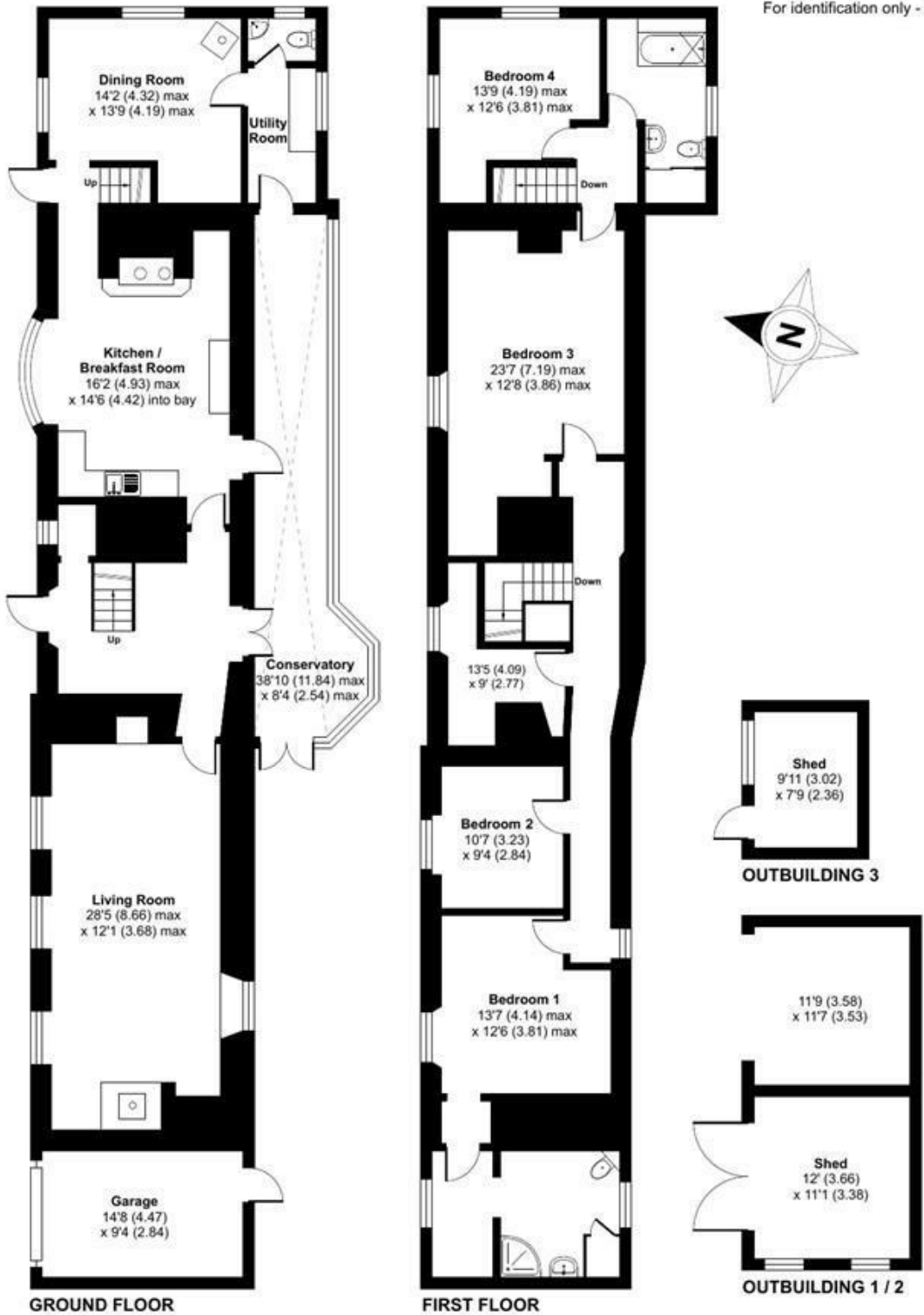
Approximate Area = 2679 sq ft / 248.8 sq m (exclude void)

Garage = 138 sq ft / 12.8 sq m

Outbuildings = 349 sq ft / 32.4 sq m

Total = 3166 sq ft / 294 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). © nchecom 2024. Produced for Laskowski & Company. REF: 1209385