



Silverhill House, Treculliacks, Constantine, Falmouth, TR11 5QP

£795,000

A substantial, detached, late Victorian house, occupying an attractive rural setting in a small former farmstead of just 5 properties, surrounded by rolling countryside, with far-reaching views to Falmouth Bay. The property is situated just 1.5 miles from the well served and extremely popular village of Constantine, and is extremely well presented throughout, benefiting from 3 reception rooms and a superb conservatory, 5 bedrooms, 2 bath/shower rooms and an extensive fully boarded loft area - ideal for conversion, subject to consents. Outside, there are attractively stocked gardens, copse area and gently sloping paddock extended to approximately 2 acres in total. There is ample parking, an attached garage, useful store and superb 3-bay workshop of block construction. A lovely, conveniently situated country home, superbly maintained throughout, providing low running costs and a high degree of self-sufficiency.

Key Features

- Detached late Victorian country home
- Surrounded by unspoilt rolling countryside
- 5 bedrooms, 2 bath/shower rooms
- Superb detached 3-bay workshop
- In a small rural farmstead of just 5 properties
- Far-reaching views to Falmouth Bay
- Gardens and grounds of approximately 2 acres
- EPC rating E



THE PROPERTY

Silverhill House is situated in a small rural community of just five properties, accessed off a broad private lane. The first and most substantial dwelling in the former farmstead, Silverhill House has been well maintained and improved by the present owners with the light, airy, well proportioned and adaptable accommodation combining original features such as tessellated tiled flooring, exposed granite walls, tall ceilings and open fireplaces, with modern conveniences including full oil fired central heating, uPVC double glazed to most windows, and supplementary solar panelling with feed-in tariff.

Level access leads from a broad gravelled parking area for several vehicles to a half glazed porch which opens into the central hallway with turning staircase rising to a part galleried landing. The main living room was formerly two rooms and now benefits from a recently added south-facing conservatory, together with a secondary staircase leading to the first floor inner landing - ideal for visiting guests or a dependent relative etc. A separate dining room opens directly into a kitchen/breakfast room with Stanley range cooker and, to the rear, a covered veranda provides sheltered access to the attached garage and useful workshop/store, ideal as a gym etc.

Upstairs, a part galleried landing retains the original arched and stained glass window overlooking the rear gardens; there are five well proportioned bedrooms, three of which have panoramic views over miles of countryside to Falmouth Bay, and there is both a well appointed family bathroom as well as a separate shower room.

Walled gardens lie to the front of the house, gravelled paving provides level and easy access from the parking area, and a lawned rear garden opens into a copse and the paddock beyond. The three-bay workshop is a particular feature, being of substantial block construction, with light and power connected, and is ideal for the vintage car collector and handyman etc. Adjacent to this building is a polytunnel and the neighbouring paddock enjoys a sunny gently sloping aspect ideal therefore for those seeking a degree of self-sufficiency.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Half glazed, providing a sheltered entrance to the accommodation, with windows and part glazed small pane door overlooking the enclosed front gardens and countryside beyond. Tessellated tiled flooring, part timber panelled walls, granite sills, traditional panelled front entrance door with glazed fan light, opening into the:-

DEEP CENTRAL RECEPTION HALL

Again, featuring an authentic tessellated tiled floor. Walls panelled to dado height, panelled doors with

moulded architraves to the reception rooms. Double radiator, broad turning staircase with turned balustrade rising to the part galleried first floor landing. Shelved under-stair storage cupboard.

GROUND FLOOR CLOAKROOM/WC

Attractively appointed with a two-piece white suite comprising a low flush WC with concealed cistern and corner wash hand basin with cupboard below. Deep silled replacement uPVC double glazed window to the rear elevation with exposed granite lintel and quoins. Part timber panelled walls, granite flooring, towel rail/radiator, wall light point.

DRAWING ROOM

A superbly proportioned, light, triple aspect room, originally two rooms, with tall ceiling height and full height granite fireplace with inset glass-fronted Stovax log burner on raised hearth. Replacement uPVC double glazed windows and doors with exposed granite quoins and lintels. providing an outlook over the property's surrounding gardens. Two radiators, fitted book/display shelving, wall light points, turning secondary staircase rising to the first floor inner landing. Replacement uPVC double glazed door to the:-

CONSERVATORY

A superb recent addition, of substantial uPVC double glazed and block construction, with a pitched roof also double glazed. Windows with slate sills providing a lovely outlook over the grounds and double casement doors opening onto a cut granite patio area and surrounding pathway. Ceramic tiled flooring.

DINING ROOM

Tall beamed ceiling, replacement uPVC double glazed window to the front elevation with hardwood sill, again enjoying a lovely, far-reaching outlook over the gardens and surrounding farmland to miles of countryside and Falmouth Bay beyond. Radiator, one wall in exposed granite with inset glass-fronted Propane stove on raised stone hearth, with granite quoins and lintel and, to either side, shelved storage cupboards, two of which are glazed, with display shelving and lighting. Part glazed casement door opening into the:-

KITCHEN/BREAKFAST ROOM

Another well proportioned room, again featuring the tall ceiling height. Comprehensively appointed with a full range of wall and base units with cut granite worksurfaces between with tiled splashbacks and concealed pelmet lighting. Oil fired Stanley range cooker in illuminated recess with exposed granite walling and lintels. Separate split level Bosch double oven and grill. Five-ring stainless steel Propane gas hob with illuminated filter canopy over. White ceramic sink unit with mixer tap and cutlery drainer, recesses with plumbing for washing machine and dishwasher. Wine and book shelving. Beamed ceiling with inset downlighters, ceramic floor tiling, replacement uPVC





double glazed window and doorway opening onto the covered rear veranda and gardens. Open-fronted cupboard providing space for tall fridge/freezer, high level cupboard with electricity meter and trip switching.

FIRST FLOOR

MID LANDING

Traditional stained, arched, sash window with secondary glazing to the rear elevation, overlooking the gardens and grounds. Doorway with stairs to the extensive loft room.

GALLERIED LANDING

Built-in airing cupboard with foam lagged copper cylinder with immersion heater and slatted linen shelving. Part glazed door to the inner landing. The rooms in a clockwise rotation from the top of the staircase:-

FAMILY BATHROOM/WC

A spacious and well appointed bathroom with white five-piece suite comprising a broad pedestal wash hand basin, bidet, low flush WC, roll-top bath and separate walk-in fully tiled shower cubicle with Mira instant shower. Replacement uPVC double glazed window to the rear elevation, half tiled walls, timber panelled ceiling with inset downlighters, double radiator.

BEDROOM FIVE

A versatile double aspect room with replacement uPVC double glazed windows to the side and rear elevations. Built-in open-fronted storage cupboard, radiator, Honeywell central heating and hot water control panel.

BEDROOM ONE

uPVC double glazed window to the front elevation enjoying a stunning and extremely far-reaching view over miles of surrounding countryside to Falmouth Bay and Goonhilly on The Lizard peninsula. Fitted full height mirror-fronted wardrobe, radiator, built-in dresser unit and wash hand basin with mixer tap, tiled splashback and further cupboards below. Bedside light points.

BEDROOM THREE

Another bedroom to the front elevation, uPVC double glazed windows enjoying the far-reaching panoramic views. Extensive fitted book shelving the depth of one wall. Radiator.

INNER LANDING

Staircase rising from the drawing room below, providing independent access to two bedrooms and a shower room if preferred, ideal for visiting friends and relatives etc.

BEDROOM TWO

Again, uPVC double glazed window to the front elevation with far-reaching views over miles of surrounding countryside to the sea. Radiator.

SHOWER ROOM/WC

Attractively appointed with a white three-piece suite comprising a low flush WC with concealed cistern, circular wash hand basin set on shaped hardwood shelving, with mixer tap, splashback and timber-edged wall mirror. Walk-in shower cubicle with curved glazed screen and Mira instant shower. Panelled ceiling with inset downlighters, extractor fan, tall towel rail/radiator.

BEDROOM FOUR

Another adaptable room. Open-fronted wardrobe, radiator, replacement uPVC double glazed window overlooking the gardens.

SECOND FLOOR

LOFT ROOM

Enclosed staircase rising from the mid landing. Providing a large, versatile and extensive area suitable for conversion to further accommodation, if required (subject to all necessary consents). Two Velux windows to the rear elevation. Lighting.

THE EXTERIOR

Silverhill House occupies a delightful former farmstead setting with just four other properties, surrounded by countryside.

DRIVEWAY APPROACH

A long broad driveway leads from the quiet country road to Silverhill Farm, with Silverhill House being the first property on the left-hand side.

GRAVELLED PARKING AREA

Located to the side of the house for three/four vehicles, providing direct, easy, level access to the accommodation and surrounding gardens.

FRONT GARDEN

Enclosed by walling with double granite gateposts and pedestrian gate from the lane. Paved pathway and terracing with raised level lawns. Granite step to the sheltered entrance porch, pedestrian gates to both sides. Ideal for those with children and pets etc.

SIDE AND REAR GARDENS

Cut granite paving leads to a walled terrace immediately to the rear of the house. Double casement doors opening from the conservatory. Raised flower bed, stone walling, granite paving continuing to a covered rear veranda, which provides sheltered access to the kitchen/breakfast room as well as to the neighbouring outbuildings. Granite steps rising to the rear garden. Outside water tap and courtesy lighting.

GARAGE

Worcester oil fired boiler providing domestic hot water and central heating, double timber doors from the front elevation, light and power connected, doorway to:-

WORKSHOP/STORE

Pump and filtration equipment for the private water supply, light and power connected, internal window to the garage, external window to a side storage area, vaulted ceiling with exposed trusses. A useful ancillary area, ideal as a gym or potential home office etc.

Oil storage tank to the side of the garage, with access to the well and a further parking area, if required. Hard-standing for Propane storage tanks.

REAR GARDEN

Gently sloping lawn, paved patio with ornamental walling, well stocked shrub borders.

COPSE AREA

Sheltered by Monterey Pines, recently planted and with frame for fruit bushes etc.

MAIN WORKSHOP

A superb outbuilding, situated immediately adjacent to the gravelled parking area and with cut granite paving, providing ease of access to and from the grounds and accommodation. Of block construction under a pitched corrugated steel roof, with three broad entrance bays, windows to three elevations, extensive lighting and power points, and control panel and inverter for the solar panelling. Exterior water tap and courtesy lighting. Garden area immediately in front comprising a broad concrete terrace and pond with water feature.

POLYTUNNEL

Discreetly positioned on the southern side of the main workshop; water recovery system, water connected, raised beds.

THE PADDOCK

Again, enjoying a sunny southerly aspect, with perimeter pathway, extensive tree planting, including orchard area, upper boundary bordering the quiet country road, sitting area enjoying some of the finest rural views imaginable, over miles and miles of rolling countryside to Falmouth Bay, Goonhilly, The Lizard peninsula and, to the west, Mounts Bay.

In all, these gardens and grounds extend to approximately two acres or thereabouts.

GENERAL INFORMATION

SERVICES

Mains electricity is connected to the property. Private well water, shared with the neighbouring cottage.

Private septic tank drainage. Oil fired central heating, Propane gas to the kitchen and dining room.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

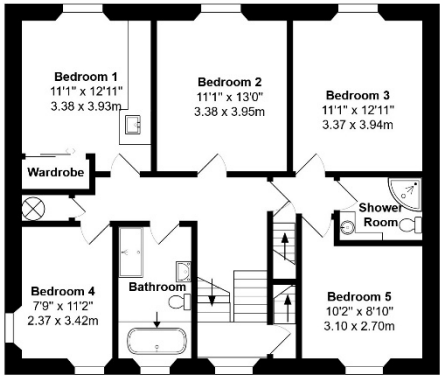
VIEWING

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

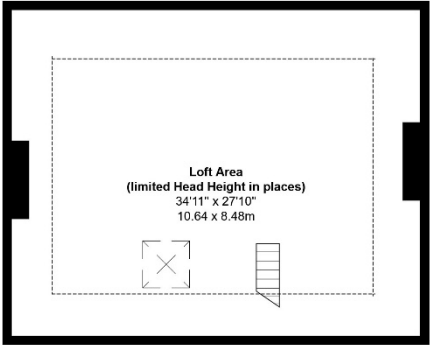
DIRECTIONAL NOTE

From the Falmouth to Truro Road (A39) turn left at Treliever Roundabout, signposted to Helston (A394). Proceed through Longdowns and Rame, passing the Halfway House on the right-hand side. After approximately half a mile, take the left-hand turning to Gweek and Constantine, just after Edgcumbe Methodist Chapel. Within another half mile, take the left-hand turning, signposted to Constantine. Stay on this road and within three quarters of a mile, the entrance to Silverhill will be found on the left-hand sign where there is a sign for Swallow Barn and Willow Barn. Silverhill House is then the first property along this private lane on the left-hand side.

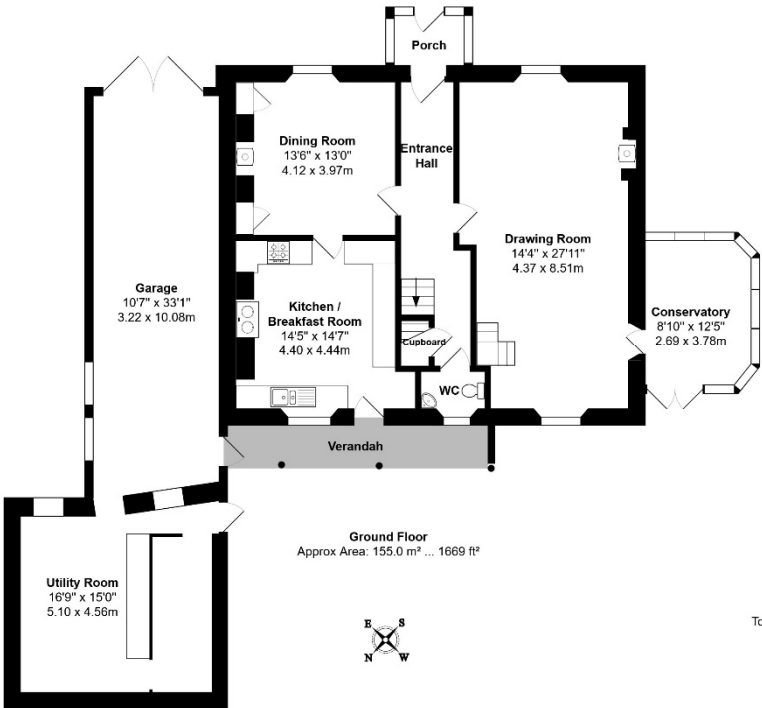
FLOOR PLAN



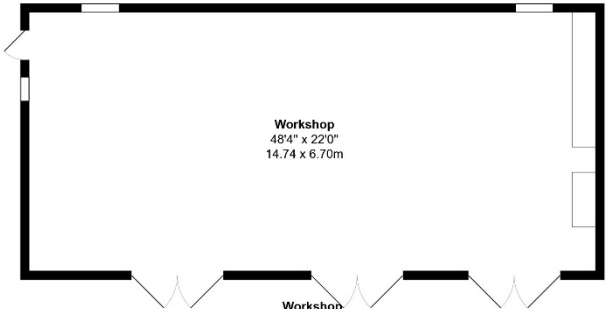
First Floor
Approx Area: 944 ft² ... 87.7 m²



Loft/Attic Space
Approx Area: 943 ft² ... 87.6 m²



Ground Floor
Approx Area: 155.0 m² ... 1669 ft²



Workshop
Approx Area: 1064 ft² ... 98.8 m²

Treculliacks, Constantine, TR11 5QP
Total Approx Area: 4618 ft² ... 429.0 m² (excluding veranda)
All measurements are approximate and for display purposes only

These particulars have been prepared as a general guide only for prospective purchasers. Although every effort has been made to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the building, services, appliances and any fixtures and fittings. All measurements, dimensions, acreages and distances are approximate and should not be relied upon for accuracy. All buyers should rely on their own surveys and investigations in connection with a purchase of the property.