



Lismore Cross Street
Helston, Cornwall TR13 8NQ
Price guide £1,500,000

Christophers

Lismore is a magnificent Grade II Listed property standing in superb gardens and grounds of some 2.6 acres, virtually in the centre of the ancient market town of Helston.

Within Cross Street can be found many of the town's most important homes and Lismore is certainly one of the most iconic. We understand the property was built circa 1810 to 1820 for Glyn Grylls, a solicitor in the town. In around 1840 it was extended, probably by the architect George Wightwick, and the conservatory was thought to have been added in around 1890. Many of the finest houses in Cross Street were built by a group of closely related lawyers and bankers.

Today Lismore stands in a commanding position overlooking its formal gardens with sweeping lawns that drop away from the house towards the two ponds that are surrounded by magnificent specimen shrubs and trees, including wonderful rhododendrons and camellias.

Lismore was first listed in 1972 and, as a testament to its superb grounds, the residence was included in the 'Register of Parks and Gardens of Special Historic Interest in England' in 1994. English Heritage stated "Landscaped in the early to mid 19th century, the gardens of Lismore have retained their basic form and much of their original features and planting. As such, they merit inclusion in the Register".

The property provides magnificent, spacious accommodation that includes a 36' drawing room with Roman/Egyptian style columns and an elegant fireplace. The 30' conservatory is accessed from this room. The lounge is of generous proportions and, from its wide bay window, a gorgeous view is enjoyed over the lawns to the large pond. The dining room is elegant and the kitchen has an extensive range of built in cupboards.

In the main dwelling there are seven bedrooms with extra accommodation in the service quarters, together with utility areas and a wine cellar. The property has a large parking area and two garages with space for five cars. An unusual addition is the 80' former rifle range and there is also, in the walled vegetable garden, a lean-to greenhouse.

An article published in October 1995 in Country Life magazine describes Lismore House, and of its gardens it says, "The proximity of the town here gives way to a sense of comfortable, substantial, privacy" and then, of Cross Street itself, it goes on to say, "The late 20th Century visitor walking along the well preserved street today, beside fine Regency ironwork, in the shade of the mature trees of the garden of 2 Cross Street (Lismore), can feel only admiration for the achievement of these families, and their accommodating architects, in adapting the English mansion to their street and the climate and customs of this charming town."

Lismore is a property dear to the hearts of Helstonians as generations have known the house and gardens through its intimate relationship with the Flora Day celebrations. It is most famous for the part it plays in the Ancient, or Midday Dance when the participants, gentlemen in morning suits and top hats and ladies in long dresses and garden party hats, dance through the gardens and take a well earned rest on the lower lawn. The sound of champagne corks popping reverberates around this gorgeous garden before the dancers then continue on their way, exiting through the house to resume their procession around the town. Through this wonderful association the property forms part of the tradition and folklore of Helston.

Lismore presents itself as a virtually unique opportunity to acquire such a large property, with magnificent grounds, in such close proximity to a town centre. The current owner acquired the property in late 1995 and the previous owner had been there since 1937, so opportunities to acquire this residence are certainly few and far between.

THE ACCOMMODATION

Double doors to an impressive long hallway with archway and curved stairs leading to the first floor. Doors to the service quarter and rear lobby.

DRAWING ROOM

10.97mx4.57m (36'x15')

A magnificent room divided by four ornate pillars and having a period fireplace probably by George Wightwick with attractive surround which is a real feature of the room. Folding panelled doors to the lounge and door to the conservatory.

CONSERVATORY

11.58m x 2.67m (38' x 8'9")

With mosaic tiled floor with lovely views over the garden. Door to the outside.

LOUNGE

7.32m into bay x 5.94m (24' into bay x 19'6")

With a glorious bay window enjoying a lovely outlook over the main garden, period fireplace, truly a room of pleasing proportions.

DINING ROOM

5.56m x 4.65m (18'3" x 15'3")

With wood flooring, French style door to the outside and serving hatch into the kitchen.

REAR LOBBY

With access to the rear hall with door to the outside and steps up to the door to the rear entrance hall and kitchen.

KITCHEN

4.80m x 4.50m (15'9 x 14'9")

With wooden units which provide working top surfaces incorporating a double drainer sink unit, built-in dresser and cupboards, tiled floor, gas fired Aga which heats the domestic hot water, door back to the rear entrance hall.

REAR ENTRANCE HALL

With a row of servants' bells, walk-in pantry, doorway to the Butler's pantry, door to the outside driveway.

MAIN STAIRS

Leading to the principal landing with ornate ceiling moulding, roof window providing natural illumination, curved wall features, door to the rear landing and along the landing is a generous walk-in linen cupboard.

MASTER BEDROOM

7.16m min to bay x 7.01m 1.83m max (23'6" in to bay x 23'6" max)

A superb bedroom with a large bay window that has a super outlook over the main garden. Range of built-in wardrobes, two doors to the landing and door to bathroom.

BATHROOM

With white panelled bath with mixer taps having shower attachment, wash basin. This room also has a door onto the landing.

SEPARATE WC

With low level W.C.

BEDROOM 2

3.96m x 4.57m (13' x 15')

A lovely room with views similar to the master bedroom. Wardrobe cupboard.

BEDROOM 3

4.80m x 4.65m (15'9" x 15'3")

A dual aspect room with similar views to the previous bedroom and having a fireplace (not known if working).

BEDROOM 4

4.65m x 4.50m (15'3" x 14'9")

Another dual aspect room, this time with views over the side garden and towards Cross Street. With decorative pedestal wash basin and interconnecting door to bedroom 5.

BEDROOM 5

3.43m x 3.12m (11'3" x 10'3")

With outlook to the side, this room is currently used as a sitting room for bedroom 4 but does have a separate door onto the landing.

REAR LANDING/SERVANTS QUARTERS

This can also be accessed from the Butler's pantry.

BATHROOM

Evoking a bygone era with a period bathroom suite with centre bath, high level W.C. and corner wash basin. Storage cupboard.

BEDROOM 6

3.58m x 3.43m (11'9" x 11'3")

With wash basin and an outlook towards Cross Street, inter-connecting door to bedroom 7.

BEDROOM 7

4.57m x 4.50m (15' x 14'9")

With similar outlook and door back to the landing.

From the rear landing stairs descend to the butler's pantry.

BUTLER'S PANTRY

4.04m x 3.35m (13'3" x 11')

With an outlook over the parking area, stone flag floor, built-in dresser, and door to the ground floor entrance area.

SERVICE QUARTER OR WEST WING

Entered through the main hallway which provides access to the hall.

HALL

With built-in storage cupboards, staircase to first floor and door to sitting room.

SITTING ROOM

5.49m x 3.20m (18' x 10'6")

With decorative fireplace having attractive tiled inlay (not known if working), built-in cupboard, door to room 2.

ROOM 2

3.81m x 3.12m (12'6" x 10'3")

With low level W.C. and wash basin.

BEDROOM

5.64m x 3.28m (18'6" x 10'9")

With two windows overlooking the garden, wash basin and vanity surround with water heater over. Door and steps down to

ROOM 2

3.20m x 2.97m plus recessed shower cubicle. (10'6" x 9'9" plus recessed shower cubicle.)

From the hall stairs to the first floor with a door to basement rooms.

BASEMENT ROOMS

These are accessed from the rear passageway and lead into the garage with W.C. situated off and granite steps down to apple store.

APPLE STORE

With slate flag floor. Access to the coal store, the laundry room and to inner yard.

INNER YARD

With slate water trough, leading into covered yard.

COVERED YARD

With slate flag floor, door to the main garden. Accessed from this area is the potato store with stone flag floor.

STORE ROOM

3.58m x 3.05m (11'9" x 10')

Flagged floor.

LAUNDRY ROOM

5.84m x 4.27m (19'2" x 14')

Certainly a room to transport you back in time with stone flag floor and Belfast sink. Doors to the two store rooms and double wooden doors to wine cellar/workshop.

WINE CELLAR/WORKSHOP

6.32m x 4.27m both measurements maximum (20'9" x 14' both measurements maximum)

With the original wine bins in situ.

GARAGE

8.23m max width x 5.03m plus 0.91m door recess (27' max width x 16'6" plus 3' door recess)

With double wooden doors and workshop area.

FORMER RIFLE CLUB

24.99m x 2.67m (82' x 8'9")

Reputedly the site of the original cottages on Cross Street which were demolished for the construction of Lismore.

SECOND GARAGE

This runs in parallel to the rifle range.

OUTSIDE

Approached from Cross Street the property has a large parking area for a number of cars. Adjacent to the parking area are some fine trees and shrubs including a Plane tree which is regularly inspected by the relevant society and is reputed to be one of the finest specimens in the country. The main gardens are to the south of the property and, as previously mentioned, have wonderful lawns, a superb range of shrubs, trees and flowers with the focal point being provided by the large pond. Walks meander their way around the site taking one into hidden and secret areas that are a real delight. There remain the two large walled gardens, one of which provides pedestrian access onto 5 Wells Lane and the other to the west of the property which is the kitchen garden and still has the large greenhouse.

SERVICES

Mains electricity, drainage and gas. We are advised that the majority of the water is from a private supply apart from the tap in the kitchen.

AGENTS NOTES

The property is Grade II listed.

AGENTS NOTES 2

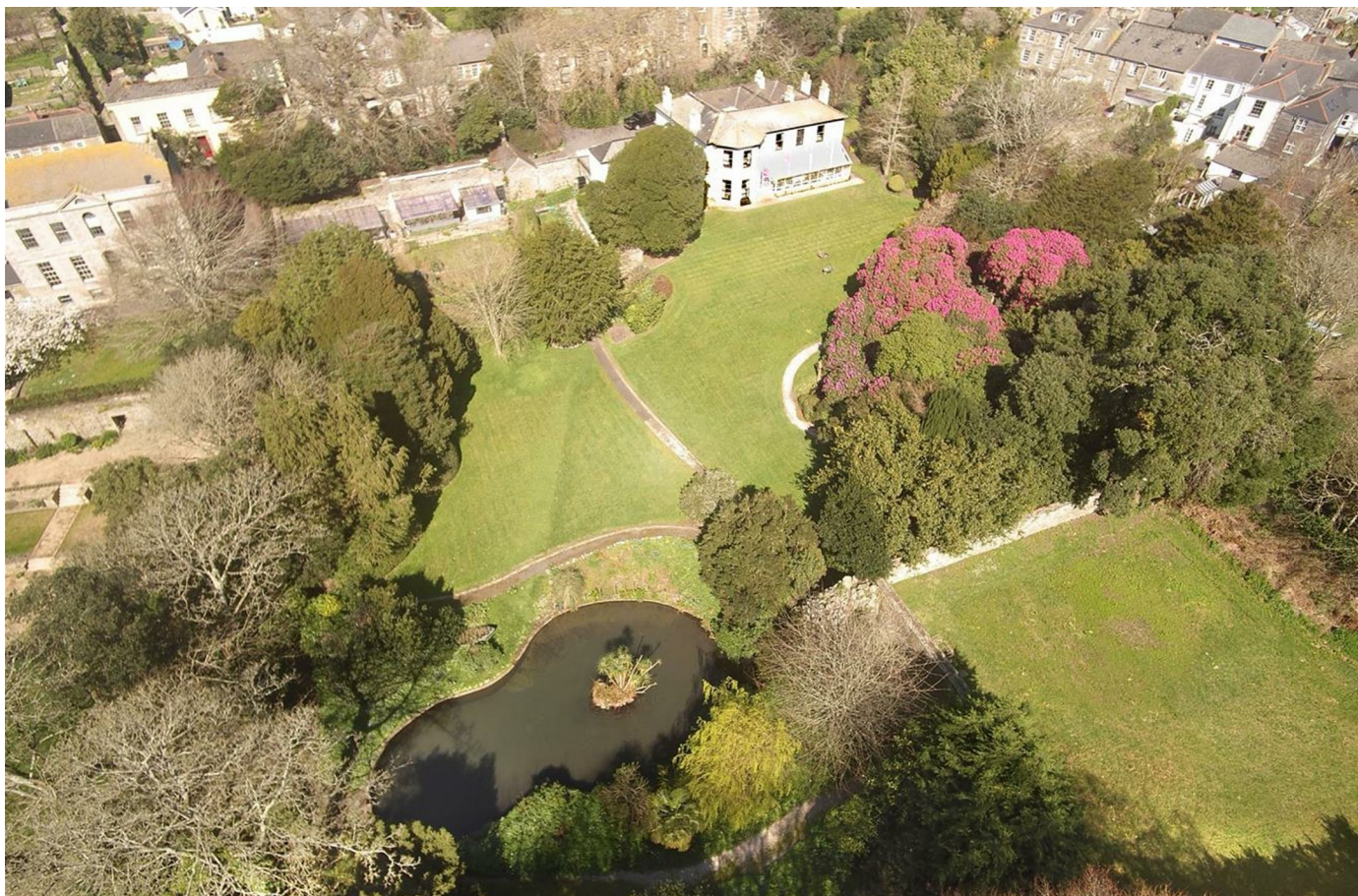
As mentioned in the main text Lismore plays an important part of the Flora Day celebrations with all four dances entering the grounds. The Midday and Evening dances go around the gardens and then stop for a rest on the lawns before exiting through the house itself. It is custom that the owner of Lismore has the honour of walking at the front of the procession through its gardens. Previous owners have embraced the wonderful relationship the property has with Flora Day and it is the very dear wish of the current incumbent, Mr Jay, that the new owners will welcome the opportunity of continuing this tradition.

Directions

From Helston town centre proceed down Church Street and, as one starts to go up the gentle incline, turn left into Cross Street and Lismore will be found a short way along on the left hand side.

Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.



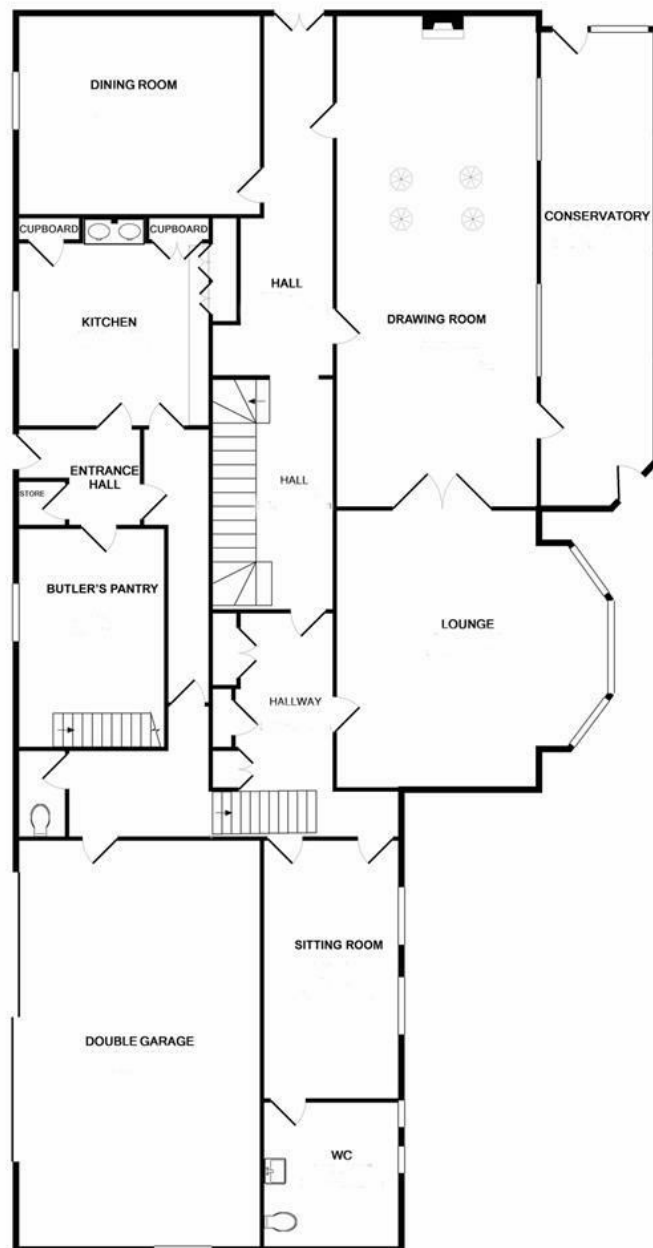
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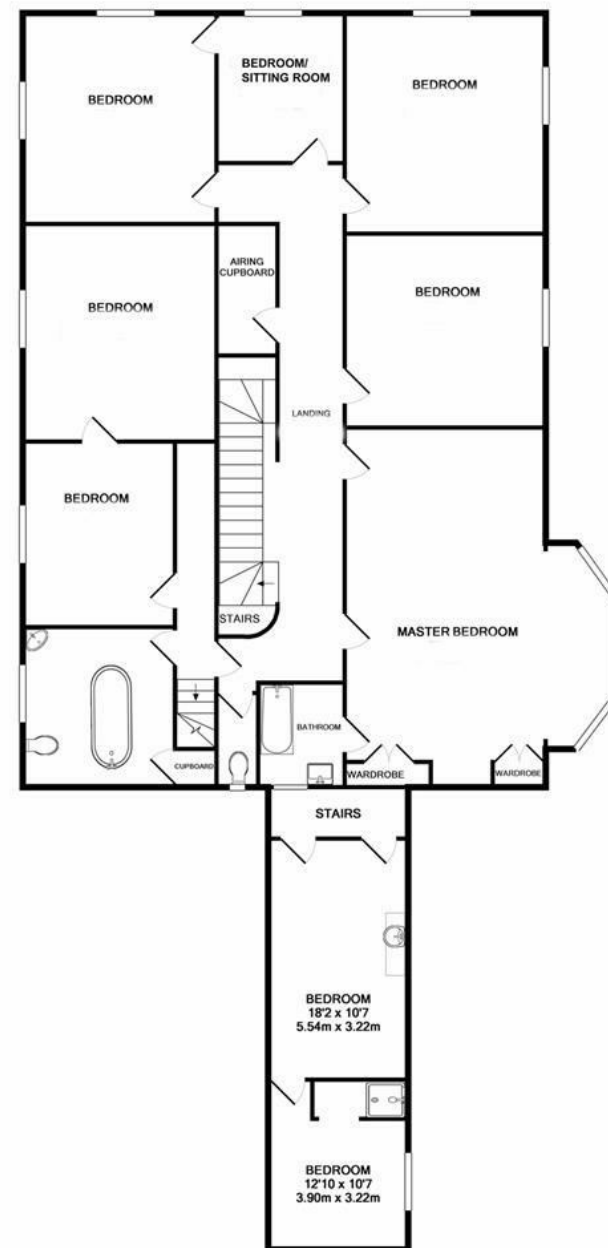
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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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