



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR26596396

£575,000

Treloarwarren Mill House,
Mawgan, Helston, TR12 6AE

FREEHOLD



An utterly charming, non-listed detached 3 bedroomed period house in an idyllic sylvan setting at the end of a long driveway with about ½ acre of gardens overlooking the wooded Mawgan Creek Valley and within walking distance of the upper reaches of the Helford River.

A fantastic opportunity to purchase a historic part of the Treloarwarren Estate in an unimaginably blissful and beautiful location.





SUMMARY OF ACCOMMODATION – In all 272sq.ft.

Ground Floor Conservatory, kitchen/dining room, living room, study, shower room.

First Floor Long landing, 3 double bedrooms, family bathroom.

Outside Delightful gardens and terraces overlooking the wooded valley, gravelled parking area. In all about ½ acre.



DESCRIPTION

Approached over a long driveway, serving the house and one immediate neighbour, in the most tranquil and idyllic setting with captivating views across the wooded canopy below to expansive, mature woodland on the opposite side of the valley, with the rustle of wind in the trees and birdsong in the nearby creek the background soundtrack.

The house is a little over 2,000 sq.ft. arranged with very large rooms which are well-proportioned and neutrally decorated with a thoughtful, considered layout. Approached through a conservatory to the front, leading to a large kitchen/dining room in the centre of the house with painted beamed ceiling and slate flooring. Off this room is a useful store cupboard and a large study with ground floor shower room. From the dining area of the kitchen, a doorway opens into an incredibly spacious, triple aspect living room with feature fireplace.

On the first floor, a long landing leads to 3 spacious double bedrooms and the well-appointed family bathroom.

The house enjoys a truly blissful setting within a sheltered wooded valley and approximately ½ acre of lawned gardens, with an alfresco dining terrace to the front of the house overlooking the valley.

TRELOWARREN ESTATE HISTORY

Trelowarren Mill House was formerly part of the Trelowarren Estate which has around one thousand years of history, the last six hundred of which have been under the ownership of the Vyvyan family. The manor of Trelowarren is mentioned in the 11th Century Domesday Book but it was farmed, forested and hunted long before that.

Trelowarren's first recorded owner was Earl Harold, the victor of Stamfordbridge but the loser at Hastings, which probably explains why ownership passed to Robert Mortain, half-brother of the conqueror, Duke William of Normandy.

The Vyvyans, who have lived in Cornwall since at least the 13th Century, inherited the Manor through marriage in 1427 and have run it as a working estate ever since. They feature prominently in the history of the country as well as the county. Hanibal Vyvyan was MP for Truro when the Spanish Armada threatened the West Country, and subsequently Governor of St Mawes Castle and Vice-Admiral of Cornwall when the Spaniards raided Penzance and Mousehole.

A later Vyvyan, Sir Richard, became the first Baronet for his services to the Crown later throughout the Civil War and during the Restoration.

At the outbreak of the war, he was appointed Colonel of the Regiment of Foot in the Hundred of Powder, and later commissioned to set up mints, first in Truro, then in Exeter. He was made Master of the Mint and subsequently put in charge of the fort at Dennis Head, at the mouth of the Helford River. The summit of his career came in 1664 when he was made a Gentleman of the Privy Chamber and then Captain of St Mawes Castle by Charles II.

The current owner, Sir Ferrers Vyvyan, inherited the 1,000-acre estate in 1995. He is the 13th Baronet, whose motto might have been coined for Trelowarren's new direction and those who share in it: Dum Vivimus, Vivamus – 'While we live, let us live.'

LOCATION

The house is found on the beautiful northern fringes of the Lizard peninsula beside the Helford River which is internationally renowned for its beauty. The surrounding land is mostly in the estate ownership and is a mixture of farmland and woodland with many walks along the creeks and through the countryside. The Lizard peninsula is famed for its dramatic beauty which changes from west to east as the prevailing winds and raging seas in the west have created a rugged cliffty shoreline with sandy beaches that wrap around the most southern point in the mainland British Isles. The eastern side is much more tranquil and opens into the Helford River. The Helford River, immortalised by Daphne du Maurier, is renowned as one of the most beautiful areas within Cornwall and indeed the British Isles with its deep, sheltered river channel branching off to many creeks surrounded by National Trust land, woodland and pretty cottages. The river itself is a perfect haven for dinghy sailing and other water sports and offers mooring for much larger yachts.

The nearby village of Mawgan has a primary school and public house/restaurant whilst Gweek at the head of the Helford River has a boatyard, inn, general stores and the Seal Sanctuary. Other villages in the local area of note are Manaccan and Helford itself which is extremely pretty set around a small inlet off the main Helford River with cottages touching the shoreline. Manaccan is achingly pretty and has several amenities including an inn, village store, the well-regarded South restaurant, a village hall, snooker hall, tennis courts and a Norman church. About 5 minutes' drive away is the ancient market town of Helston with many beautiful period buildings lining its streets. There are many local as well as national retailers within the town, which is the largest in the local area and is considered the gateway to the Lizard peninsula. Helston has a full range of schooling, commercial, shopping and leisure facilities including a hospital, sports centre, museum and a college as well as national supermarkets. The nearest mainline railway station is at Redruth and there is an excellent road network linking to the well served port town of Falmouth and Cornwall's county capital city Truro where, amongst other things, there is private education.

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

From the drive a granite path leads across the face of the house to a pair of glazed double doors opening into:-

CONSERVATORY – 15'4" x 8'6" Glazed on three walls with a glazed roof, further glazed door to the front terrace, wall light, built-in planters, beautiful sylvan valley views. Part glazed stable door to:-

KITCHEN / DINING ROOM – 20'3" x 15' A spacious and well-appointed room, truly the heart of the home, found in the centre of the house with multi-pane windows to the front looking through the conservatory to the wooded valley beyond. With slate tiled flooring and painted beamed ceiling with plenty of space for dining furniture to one end of the room, and a fitted kitchen to the other. Kitchen comprising range of fitted base units with space and plumbing for freestanding appliances.

LIVING ROOM – 20' x 16' Triple aspect of windows to the front and side and a pair of French doors to the rear. Wood-burning stove set on a raised slate hearth with a slate surround and white painted wooden mantle. Several deep recessed cabinets.



STUDY – 19'6" x 12'1" Part-glazed stable door to the front leading out to the garden plus sash window with a view over the wooded valley. Painted beamed ceiling and slate tiled flooring. Door to:-

SHOWER ROOM Large white tiled and glazed screened shower enclosure with a wall-mounted mixer shower. White low level wc, white cantilevered wash basin with chrome taps and white tiled splashback. Ceiling light, light over the wash basin, extractor fan, electric shaver socket, white tiled floor.

FIRST FLOOR

LANDING. Approached over a turning staircase with a half landing, exposed wood handrail, old leaded multi pane window to one side and a Velux rooflight over. The long landing has areas of white painted wood boarded walls, a white painted beam and a white painted stone shelf. Two wall lights, huge **storage cupboard** built into the eaves with two near full height doors, a ceiling light and hanging and shelving space for clothes. Doors to:-

BEDROOM 1 – 20'2" x 15'8" Dual aspect of sash windows, high ceiling with canopied edges, recessed cupboard.

BEDROOM 2 – 12' x 11'11" Sash window overlooking the wooded valley, part canopied ceiling, full wall of built-in wardrobes and cupboards, wall mounted shelving, areas of white-painted wood-boarded wall.



BATHROOM – 10'9" x 8'4" Sash window overlooking the wooded valley, part canopied ceiling, spotlights, two wall lights to either side of the wash basin, white painted built-in cabinets and display shelving. White suite including a panel bath with white tiled surrounds and chrome taps, pedestal wash basin with chrome taps and mirror behind, bidet and low level wc. Access to roof space, chrome electrically heated towel rail.



BEDROOM 3 – 12'5" x 9'2" Sash window overlooking the wooded valley in a deep recess, part glazed stable door opening onto a wooden walkway with steps into the garden, canopied ceiling.

OUTSIDE

The house is immediately surrounded by attractive formal gardens with strips of lawn bonded by box hedging, many different varieties of shrubs and grasses and all of this is set to the backdrop of the natural woodland which descends below the property. Outside of the kitchen and conservatory is a paved sun terrace and to the side of this a pedestrian gate opens onto a further, larger area of lawn surrounded by amazing, mature specimen trees including a large acer and a camellia grandiflora. A flight of granite steps rises to the side of the sun terrace leading to the access into the first-floor bedroom three and to a large upper area of garden with a small orchard.



GENERAL INFORMATION

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 TR12 6AE

SERVICES Mains electricity, water. Private drainage bottled gas for cooking. Oil-fired central heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – highest download speed 31 Mbps, highest upload speed 4 Mbps (Source: Ofcom).

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

DIRECTIONS From Helston take the A3083 signed to the Lizard and pass RNAS Culdrose. At the far side of the naval base turn left at the roundabout on to the B3293 and at the next mini roundabout continue straight over to the village of Mawgan. Proceed through the village and descend to the creekside, passing Rock Cottage on the left. The Boathouse and Quay will be found on the left hand side and the entrance to Trelowarren Mill House and the Studio will be found opposite the quay on the right hand side with a sign saying 'no access'.

WHAT3WORDS /// skies.morphing.workroom.

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, including the broadband speed and mobile phone coverage, 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. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

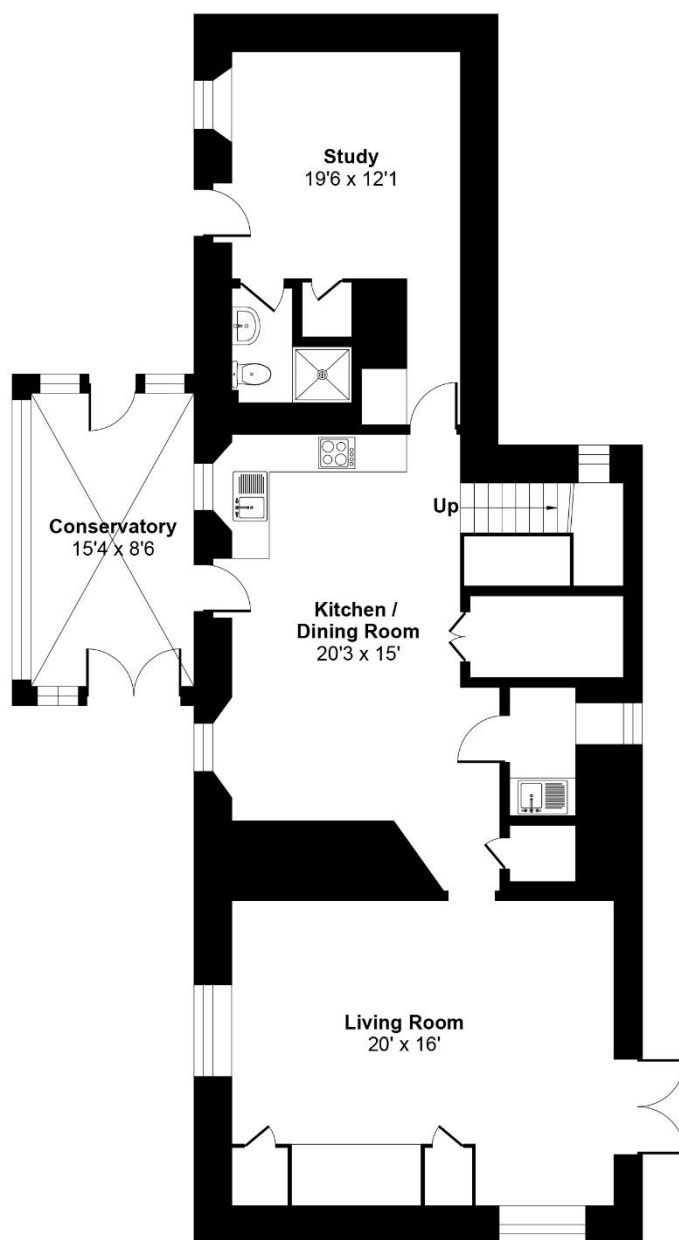
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

Not to scale – for identification purposes only.

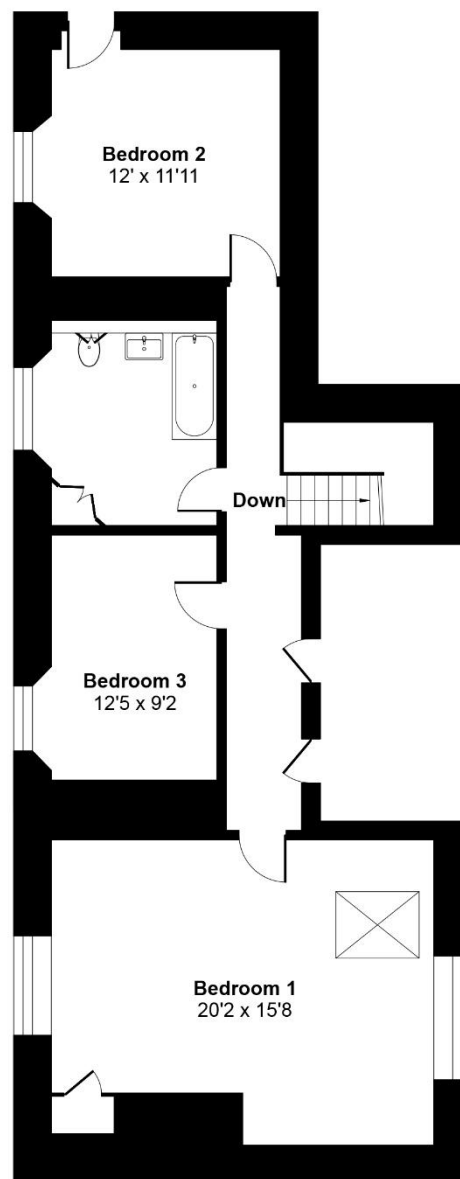
Mawgan, Helston

Approximate Area = 2072 sq ft / 192.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



