

BANK HOUSE
NORTH STREET

ST COLUMB,
TR9 6AW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



BANK HOUSE NORTH STREET ST COLUMB TR9 6AW

A MAGNIFICENT AND EXQUISITELY RESTORED
DETACHED TOWNHOUSE IN A PROMINENT POSITION

A Grade II* Listed detached period property with an impressive street frontage and a large walled garden at the rear with plenty of parking.

Arranged over four floors and comprising - on the lower ground floor - one bedroom flat with kitchen and bathroom, fitted family kitchen, stores and cellarage.

On the upper ground floor there are three splendid receptions rooms, study and shower room.

On the first floor there are 4 bedrooms and a bathroom and on the second floor a further 4 bedrooms and a bathroom.

Newly installed gas fired central heating and completely rewired.

Freehold. EPC Band - E Council Tax - TBC

PRICE GUIDE £1,500,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL REMARKS AND LOCATION

Bank House is located in a very prominent position at the north-eastern end of the main thoroughfare passing through the town of St Columb with direct frontage to North Street (formerly part of "Market Place") and almost immediately opposite the parish church. Whilst set within the very heart of this ancient town the property enjoys a surprising degree of quiet and privacy due to the extensive high-walled garden to the rear where there is parking for a number of vehicles.

St Columb Major (not to be confused with St Columb Minor) is a small town situated about 5 miles inland from the north coast of Cornwall and is surrounded by beautiful countryside. The town has a rich and ancient history taking its name from the Grade I St Columba's church dating back to the 13th century with its impressive tower and which is located just across from Bank House and over which there are some very attractive views. The town is easily accessible with the A30 being just over a couple of miles away and the City of Truro with its fine shopping centre and cathedral being within half an hour's drive.

St Columb is also home to a number of annual events and most notably the town plays host to "hurling" which is a medieval game played on Shrove Tuesday and then again on the Saturday 11 days later. The game involves two teams of several hundred people (the "Townsmen" and the "Countrymen") who endeavour to carry a painted silver ball made of applewood through the parish to score through two goals set two miles apart. It is one of only two such places where the game exists, the other location being St Ives.



THE HOUSE

As the name implies the house was built to accommodate the local bank with its impressive banking hall as well as accommodation for the manager and his family. It is a most magnificent building of considerable architectural merit and designed by William White in 1857. William White is best known for designing and restoring numerous churches and parsonages and whilst originally working under the influence of Sir G G Scott in London he set up his own practice in Truro in 1847. Hence the house is a fine example of Gothic architecture and there are superb original details which remain intact following a careful but comprehensive

restoration programme. The restoration has taken several years to complete and whilst preserving every period detail there is also every modern convenience. The whole property has been rewired and there is a comprehensive system of gas fired central heating much of which is laid underfloor with new traditional flooring where needed.

Not surprisingly the house is Grade II * listed. The listing is extensive and makes much mention of the main fabric of the building which is a fascinating mix of dressed stone rubble including elvan, slatestone, granite and limestone with some brick. All the windows are original (many lattice

Philip Martin



glazed and coloured) and restored where necessary and some complete with working window shutters. The arrangement of the accommodation has been little altered over the years and most of the features designed by William White remain intact. Of particular note is the entrance into the vestibule at the front of the building which is vaulted with chamfered granite ribs and bosses with carved stone masks whilst set in the stonework of the rear wall are two pieces of slate carved with leaves in low relief. The adjacent former banking hall has a granite surround fireplace and the windows have stone columns set behind the outer mullions with heavy shutters which rise from floor level on wooden runners. Another impressive room is the main reception room to the rear which focuses to a Gothic marble fireplace with marble columns whilst both windows are also framed by marble columns, all in different coloured marbles.

Internal viewing of this spectacular property is highly recommended.

LOWER GROUND FLOOR

The lower ground floor is entered from the rear of the building. There is entrance into a HALLWAY and also a separate entrance into the newly fitted KITCHEN with units arranged around a central island but also featuring a gas fired Aga set with a fabulous period slate surround. From the hallway there is a stairway to the upper ground floor and also substantial STORAGE ROOMS and CELLARAGE with former wine bins. There is also access to a ONE BEDROOM SELF-CONTAINED FLAT with LIVING ROOM, KITCHEN AND BATHROOM.

UPPER GROUND FLOOR

A side entrance from the street leads to a flight of granite steps which provide the main entrance into the dwelling. Initially the entrance opens into a lofty CONSERVATORY and then through to the MAIN HALLWAY. There are THREE MAIN RECEPTION ROOMS, STUDY, SHOWER ROOM and a SEPARATE WC. The main staircase rises to the first floor.

FIRST FLOOR

A wide LANDING provides access to FOUR LARGE BEDROOMS and a FAMILY BATHROOM.

SECOND FLOOR

This floor is approached via the secondary stairs and another wide LANDING provides access to a further 4 BEDROOMS and a FAMILY BATHROOM.

OUTSIDE

A level walled garden extends to the rear of the house and a side lane with high wrought iron gates leads into a gravelled parking area with space for a number of vehicles. The wall against the side lane is particularly noteworthy for its carved granite decoration and its height provides complete privacy. Much of the garden is laid to lawn and interspersed with a number of specimen trees and shrubs.

SERVICES

Mains water, electricity, gas and drainage are connected.

NB> None of the services and installations have been tested by the agents.

DATA PROTECTION

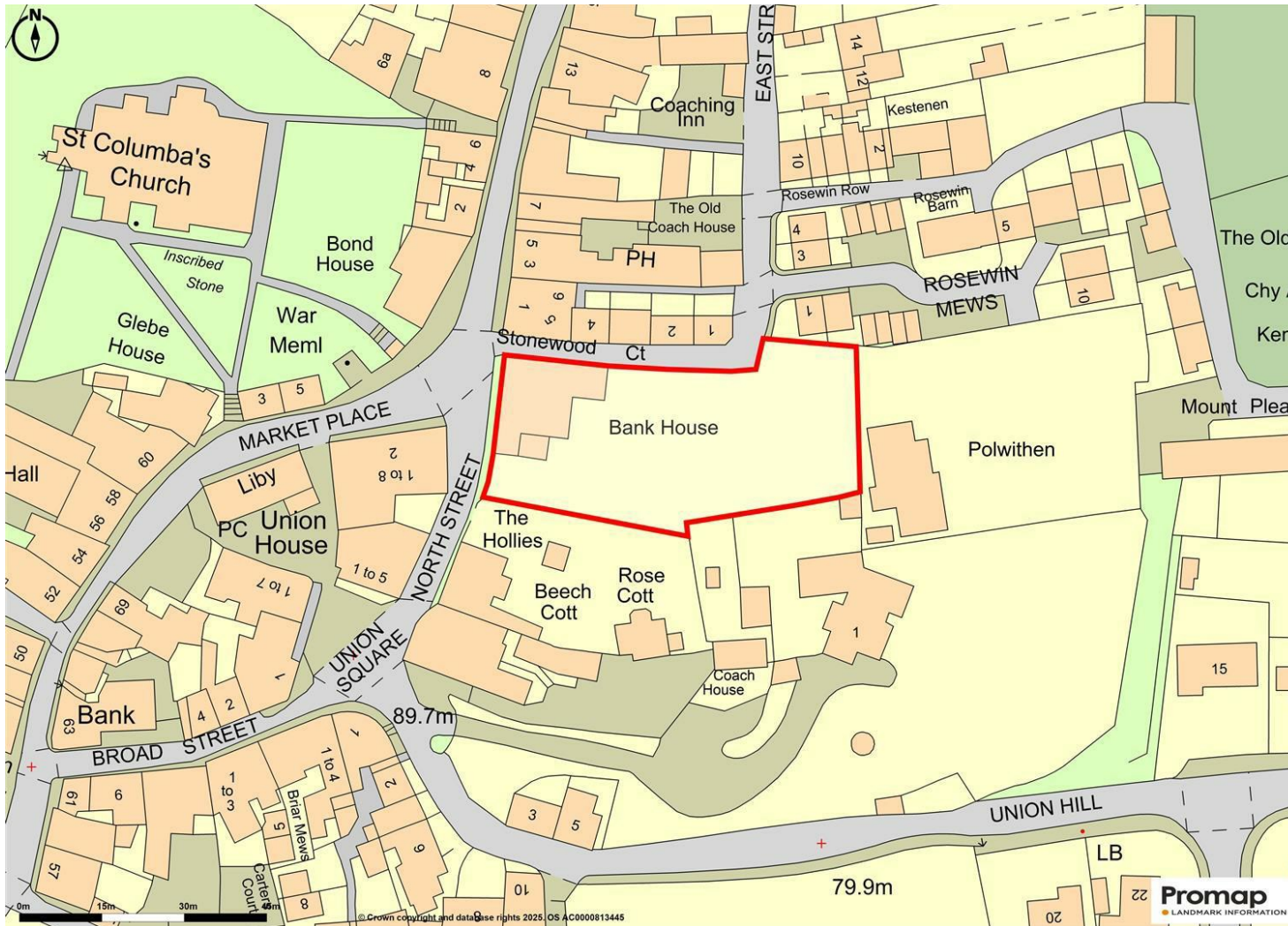
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

The property will be easily located within the town and opposite the parish church.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS