

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrsandrowe.co.uk



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Stack House Trelyon, Grampound Road, Truro, TR2 4EU

Guide price £895,000

A landmark Grade II Listed former Cornish engine house, set within approximately 0.6 of an acre of gardens and grounds in an elevated position, enjoying views across the picturesque valley below and offering dramatic architecture, beautifully configured and designed accommodation, established luxury holiday letting credentials, intimate wedding venue potential and genuine appeal as a private home. Currently associated with Unique Homestays, we understand the property generates circa £90,000 gross income annually from holiday letting and wedding use, creating a compelling lifestyle and investment proposition.

The Stack is one of Cornwall's most memorable homes. Rising from its secluded setting in the rural hamlet of Trelyon, this remarkable former engine house has been transformed into an atmospheric and highly distinctive retreat, where substantial granite walls, arched openings and a tower-like five-storey layout create a home of real presence and individuality. The property carries a rich industrial history, now carefully balanced with stylish rough-luxe interiors, modern comforts and a wonderfully escapist atmosphere.

The accommodation unfolds over five floors, with a striking open-plan kitchen and dining room at its heart, featuring arched openings, stone detailing and a woodburning stove. Further living space includes a lower-ground-floor sitting room / cinema den, ideal for cosy film nights, and an upper-floor snug, while three bedrooms, a large and luxurious bathroom with separate shower, and a further separate WC are arranged across the upper floors, each enjoying its own atmosphere and cohesive style within the unique form of the building.



It has clear appeal as a full-time private residence, second home or for continued use as a premium holiday letting property, where its association with Unique Homestays adds a valuable further dimension. Its civil licence and capacity for up to 40 wedding guests further enhance its lifestyle and commercial credentials, with the owners informing us that the property generates circa £90,000 gross income annually from a combination of holiday letting and wedding use.

This combination of architectural rarity, secluded setting, private residential appeal, established income credentials and Unique Homestays association places The Stack in a very special part of the market. It is a home that feels both rooted and escapist: a piece of Cornwall's heritage, thoughtfully reimagined for contemporary living, and perfectly suited to those seeking something far removed from the ordinary.

Location

The Stack occupies a wonderfully private and elevated position on the outskirts of Trelyn, surrounded by picturesque open countryside and within easy reach of transport links, the coastline and beaches.

Grampound Road is approximately two miles away and offers a village shop, post office, public house, railway station and primary school, together with excellent access onto the A390 for Truro and St Austell. Nearby St Stephen provides further local amenities, while wider facilities are available in St Austell and Truro. Fraddon also offers convenient access to a Marks & Spencer Foodhall and other retail facilities, with Waitrose deliveries available from Truro.

The south Cornish coast is particularly accessible, with the beaches, harbour villages and sailing waters around St Austell Bay and the Roseland Peninsula all within easy reach, including Charlestown, Carlyon Bay, Porthpean, Pentewan, Portscatho, St Mawes, Porthcurnick and Pendower. The north coast is also readily accessible, giving owners and guests excellent choice for surfing beaches, coastal walks and day trips across the county.

Gardens and Grounds

The gardens and grounds extend to approximately 0.6 of an acre and create a beautiful, atmospheric setting around the house. A sweeping lawn and pathway lead to the front entrance, with stone paved terraces around the building providing excellent areas for outdoor seating, dining and entertaining.

The grounds include mature shrubs and trees, including camellias, flowering cherry, palms and a monkey puzzle tree, together with wooded areas, lawned spaces and traces of the property's former quarry surroundings. One of the most distinctive features is the former quarry itself, which has been thoughtfully and extensively transformed into a wonderfully atmospheric outdoor events space. Enclosed by stone and mature planting, it provides a memorable and secluded setting for intimate weddings and celebrations, with a natural amphitheatre-like quality that feels entirely in keeping with the history and character of The Stack.

There is a large terrace on the rear, accessible from the kitchen diner, where an outdoor kitchen, sun terrace and sunken hot tub further enhance the property's

appeal for al fresco entertaining, starlit evenings, holiday letting and private use.

The result is a private, layered and intriguing landscape that perfectly complements the individuality of the house, while also adding significantly to its lifestyle and commercial appeal.

Outbuildings

The Stack benefits from a detached studio, double car port and adjoining workshop, providing useful flexibility for parking, storage or creative use. The studio includes double glazed doors and windows, a mezzanine area, Belfast sink and plumbing.

There is also an external utility room with plumbing and WC, ideally placed for use from the garden and outdoor entertaining areas, together with the atmospheric remains of a former two-storey outbuilding near the old quarry area.

Together, these spaces strengthen the property's appeal as a private home, lifestyle retreat and commercially attractive proposition.

History

The Stack is believed to date from the late 1800s and was originally constructed as the engine house for New Terras Mine. Reports held by the Cornwall Record Office from the Michell brothers, mining engineers of Redruth, date from 1883 and 1890, although the mine is understood to have had only a short operational life.

For much of the early 20th century, the property was known as "The Castle", a name recorded on certain Ordnance Survey maps. Its Grade II Listed status reflects the architectural and historic importance of the building, while its later conversion has created a home of exceptional character, scale and atmosphere.

Summary

The Stack is a rare opportunity to acquire one of Cornwall's most recognisable and individual homes. Combining Grade II Listed architecture, rich mining heritage, atmospheric accommodation, generous grounds, flexible outbuildings, an established Unique Homestays association and intimate wedding venue credentials, it offers a compelling blend of lifestyle, history and income appeal. The owners inform us that the property generates circa £90,000 gross income annually from holiday letting and wedding use, further strengthening its position as a highly distinctive lifestyle and investment opportunity in a peaceful yet accessible valley setting

Services

Mains water and electricity. Private drainage. Electric heating.

What3words

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