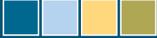




TREWOON MANOR

CONSTANTINE, FALMOUTH, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



TREWOON MANOR

Constantine, Falmouth, Cornwall

The masterful and exemplary renaissance of a Grade II Listed south facing Manor House of 14th Century origin, in a blissful private North Helford setting, hidden at the end of a long treelined driveway with 2.5 acres of wonderful gardens and grounds. With extensive and superbly appointed accommodation of circa 5,300sq.ft. which includes wonderful waxed oak panelling and doors, enormous granite fireplaces, huge oak beams, a magnificent reception hall with splendid oak staircase, a stunning 29' kitchen/breakfast room, plus a self-contained 1 bedroomed annexe. Situated in an idyllic and very peaceful location, between the highly sought after villages of Mawnan Smith and Constantine and within very easy reach of Falmouth.

SUMMARY OF ACCOMMODATION – in all, about 5,311 sq.ft.

Ground Floor: reception hall with wc, dining room, morning room, drawing room, kitchen/breakfast room, snug/TV room, utility/boot room, inner hall, library, 5th bedroom, shower room.

First Floor: galleried landing, principal bedroom suite, guest bedroom suite, 2 further bedrooms, cinema room, family bathroom.

Outside: 1 bedroomed annexe, oak framed garage/workshop, stone barn, open log store, beautiful gardens and grounds.

In all, about 2.5 acres.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com





HISTORICAL NOTE

Trewoon Manor dates back to the 14th century, was extended in the early 17th century and is believed to be one of the first properties in England to ever obtain a mortgage. Once owned by the Carnsew family who moved to Trewoon Manor from nearby Mabe before they then extended the house. Trewoon Manor was purchased as a ruin in 2004 by our clients who then spent 4 years restoring the Manor House to its former glory with an exceptionally high level of attention to detail.





LOCATION

Trewoon Manor is situated between the villages of Constantine and Mawnan Smith, approximately 3 miles from each. The village of Constantine has a school, inn, sports club, pre-school, church, two general stores and the Tolmen Arts Centre. Mawnan Smith is also very well served with a general store, a mobile sub-post office, hairdressers, coffee house, thatched Red Lion public house, bowling club, village hall, primary school, churches and a strong community spirit.

Falmouth is the nearest major town and is Cornwall's best served port with excellent sailing facilities. Falmouth has many local and national retailers with most of the shops, restaurants, inns and cafes around the harbourside overlooking moored boats.

The branch railway line runs from Falmouth to Truro where it links with the main Penzance to Paddington line. Truro is Cornwall's capital city and is approximately a half an hour drive away, offering a full range of services and facilities including the Royal Cornwall Hospital, the private Duchy Hospital as well as private and public schooling.

The area surrounding Trewoon Manor is stunningly beautiful with rivers leading to wooded valleys to the main Helford River which opens into Falmouth bay. A few miles away is Port Navas, a hamlet of pretty cottages and larger properties set around the creekside with a yacht club and historic quayside acting as a centre for village life. The yacht club has an incredibly active membership and even has its own regatta during the summer.

Helford River offers deep water moorings for larger yachts as well as the Helford River Sailing Club, the thatched Shipwrights Inn on the southern side of the river and the Ferryboat Inn on the northern side. Large stretches of the surrounding coastline are in the ownership of the National Trust, with the South West Coast Path leading between rugged headlands, past sandy beaches at Maenporth, Swanpool and Gyllyngvase at Falmouth. The beautiful and ever popular gardens of Trebah and Glendurgan are also within very easy reach. Much of the local countryside is designated as an Area of Outstanding Natural Beauty and there are footpaths and bridleways allowing it to be explored.







DESCRIPTION

Believed to date back as far as the 14th Century, extended in the early 17th Century and remodelled slightly in the 18th Century, Trewoon Manor was purchased by our clients 18 years ago as a ruin and was sensitively and meticulously restored over a 4 year period to create a stunning mansion with a truly amazing level of attention to detail and superb craftsmanship throughout.

Set in a very tranquil position at the end of a long treelined driveway in delightful, understated gardens and grounds measuring 2.5 acres in total with a long sweeping lawned bank to the south and a spacious, level, 1 acre paddock to the rear.

The accommodation is truly remarkable with an impressive and very welcoming entrance hall with waxed oak panelling, an open vaulted ceiling and galleried landing above as well as a dining room with leaded mullioned windows and a beautiful south facing morning room off. The joinery throughout, including the oak panelling and the staircase, was bespoke made by Bylaw, the furniture makers. There is a separate, spacious double aspect lounge with an attractive chamfered granite fireplace and a simply stunning 29ft long kitchen/breakfast room, designed by George Robinson, with superb bespoke fitted units under Canadian granite worktops. Off the kitchen/breakfast room is a TV room with doors opening to the grounds to the rear.

On the first floor, a superb galleried landing above the entrance hall leads to the bedrooms and the cinema room. The principal bedroom suite is a beautiful room and faces south over the gardens whilst the guest suite overlooks the paddock and surrounding countryside, both have broad granite mullioned leaded windows and en-suite bathrooms, with the guest suite having an ancient granite fireplace upon a thick slate hearth. There are two further bedrooms which are served by the family bathroom as well as a cinema room, which could also be used as a bedroom should one wish.

There is range of outbuildings including an attractive oak framed barn under a slate roof with an adjacent open fronted garage as well as a large 18' x 14' stone barn. The sweeping driveway leads around to the rear of the manor and provides parking for numerous vehicles. Located to the east of the main house is the adjoining 1 bedroomed annexe with an open plan kitchen/living room and an attractive front garden.

Trewoon Manor is located in a highly desirable position, between the very popular villages of Mawnan smith and Constantine both of which are particularly well served with many amenities. Also nearby is the very popular and extremely picturesque Helford Passage, home of the famous Ferryboat Inn. Falmouth is approximately 4 miles away with the cathedral city of Truro around 11 miles away.





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Probably 16th Century arched chamfered granite doorway with pyramid stops and solid oak entrance door with decorative wrought iron work with granite date stone over dated 1634, into:-

GALLERIED RECEPTION HALL AND DINING ROOM – 35'10" x 12'7" increasing to 15'5". A magnificent and charismatic introduction to the house – the reception hall with vaulted ceiling and fine oak exposed roof timbers some 24'3" high at apex. (W and N).

RECEPTION HALL. Slated flagstone floor, impressive full height chamfered granite fireplace with granite hearth and cast iron woodburning stove. Splendid dogleg staircase to galleried landing – the staircase in rich waxed oak with chamfered newels and turned finials with turned balustrade with exquisite waxed moulded oak panelling. Concealed radiator with oak panelled cover, oak panelled screen wall with wide arched opening with

pyramid stops into the morning room (described below). Massive chamfered and pegged oak beams supporting the galleried landing over.

DINING ROOM (N). A particularly large formal space with leaded mullioned window, deep fixed slate windowsill, radiator. Continuation of slate flagged flooring, one wall in exposed pointed stonework, exposed massive solid chamfered oak beams, downlighting.

From the reception hall, heavy planked oak door with wrought iron latch to:-

CLOAKROOM / WC. Traditional sanitaryware in white comprising pedestal wash hand basin (hot and cold), high flush wc with polished wood seat, slate flagged floor, cream coloured ceramic tiling to dado height, radiator, window (W) with chamfered granite lintel. Air extractor.





MORNING ROOM – 17' x 13'9" (E, S and W). A very well lit and comfortable triple aspect room with continuation of slate flagged flooring, fine broad mullioned window with leaded lights and thick slate windowsill. Massive chamfered oak beam, chamfered granite window lintels, two radiators.

DRAWING ROOM – 18'6" x 17'8" (S and N). A virtually square through room featuring handsome ancient chamfered granite fireplace with thick slate hearth and broad cast iron woodburning stove. Polished solid oak floor in planks of varying widths, moulded skirtings, moulded plaster ceiling cornice, two radiators, downlighting. A pair of three quarter glazed doors to outside. Door to:-

INNER HALL (S). Slate flagged floor, moulded ceiling cornice, a pair of three quarter glazed doors onto the south facing terrace and gardens, radiator, downlighting, six panel doors off with moulded architraves.

LIBRARY – 13'5" x 8'9" (N). Fitted with extensive adjustable book/display shelving and fitted filing drawers. Planked oak floor, moulded ceiling cornice, loft access hatch, downlighting, tall window with deep sill, radiator.

BEDROOM 5 – 13'9" x 11'2" plus door recess (N). Tall window with deep sill, radiator, moulded ceiling cornice, downlighting.

SHOWER ROOM / WC (S). Slate flagged floor, traditional sanitaryware by Imperial in white comprising pedestal wash hand basin with mixer tap, bevelled edge mirror, wall lights, electric shaver socket, towel rail, low flush wc with wooden seat, roll holder, enclosed shower cubicle with Mira thermostatically controlled adjustable shower. Cream coloured wall tiling. Radiator. Moulded ceiling cornice, air extractor.

From the reception hall, a wide opening flanked by exposed stonework with solid oak beams over, into:-

SQUARE SIDE HALL (S). Continuation of slate flagged flooring, planked oak doors off with painted moulded architraves and skirtings, radiator.

BOOT ROOM / UTILITY. Stable door from the north elevation, slate flagged floor, exposed stonework to two walls, arched doorway. Fitted part shelved broom cupboard, oak bench seating beside with shoe storage under, radiator, timber worksurface with inset Belfast sink, mixer tap, storage cupboards and laundry basket under, space beside for washing machine, shelved wall cupboard, cupboard containing electricity trip switches.





KITCHEN AND BREAKFAST ROOM – 29'2" x 14'9" (S and N). A wonderful room with slate flagged floor, massive, chamfered oak ceiling beams. An extensively fitted bespoke kitchen by George Robinson of West Cornwall with Canadian granite worksurfaces and a superb range of painted and pippy oak cabinets with panelled doors and bespoke chrome handles. Inset Belfast sink with mixer tap, Neff dishwasher, Liebherr integrated deepfreeze, integrated Liebherr refrigerator, double larder cupboard with shelving, pull-out basket and spice racks, illuminated top cupboards with glazed doors, enormous original fireplace recess with huge granite lintel, housing Smeg six burner plus griddle dual fuel cooking range with two electric ovens, granite surface to three sides, cupboards and drawers beside as well as bread ovens to either side and Elica air extractor over. Large central island, again with Canadian granite top and further inset Belfast sink with mixer tap and Quooker boiling water tap. Numerous storage cupboards and pegged drawers under. Two radiators, moulded skirtings, downlighting, glazed doors onto the garden. The breakfasting area with oak bench seating, handsome large oak table and six rush-seated chairs.

SNUG / TV ROOM – 15'8" x 14'9" (S AND N). Slate flagged floor, MorsØ glass fronted woodburning stove on raised slate hearth with exposed granite lintel. A pair of part glazed arched

doors to the garden, two thick oak beams, radiator, downlighting.

ON THE FIRST FLOOR

GALLERIED LANDING – 15'7" x 15'6" (W AND E). A wonderful well lit landing galleried around three sides of the opened vaulted stairwell. Exceptional quality waxed oak chamfered newels with turned finials and turned balustrade. Flooring in solid oak planks of varying widths, splendid thick oak roof timbers on granite corbelled supports. Leaded mullioned window with deep thick slate window seat and radiator under. A pair of part glazed arched doors to the west elevation giving access onto a flight of granite steps onto the south facing terrace. Fine solid oak doors off with wrought iron latches and painted moulded architraves and skirtings. Deep linen cupboard off with slatted shelving.

PRINCIPAL BEDROOM SUITE COMPRISING:-

BEDROOM 1 – 17' x 15' (max.) (E and S). A beautiful very well lit room facing south over the gardens. Broad granite mullioned window with leaded lights, slate window seat, two further windows to the east elevation with chamfered granite lintels, planked oak floor of varying widths, two radiators. Inbuilt wardrobe with double doors, hanging rail and shelving.



EN-SUITE SHOWER ROOM / WC. Sanitaryware in white comprising wash hand basin with mixer tap, low flush wc with concealed cistern, shelf and cupboard under, illuminated mirror over, folding door to shower cubicle with Mira thermostatically controlled adjustable shower, ceramic wall tiling, chamfered granite window lintel, slate window sill, radiator, air extractor.

GUEST BEDROOM SUITE COMPRISING:-

BEDROOM 2 – 15'7" x 13'4" (N). Broad granite mullioned window with leaded lights commanding a fine view over the grounds and adjacent fields and countryside beyond. Ancient chamfered granite working fireplace with thick slate hearth. Planked oak flooring of varying widths, double wardrobe off with panelled doors, downlighting, hanging rail and shelving, two radiators, oak door to:-

EN-SUITE BATH / SHOWER ROOM (W). Sanitaryware in white comprising pedestal wash hand basin with mirror and

lighting over, electric shaver socket, low flush wc, panelled bath/shower with glazed screen and towel rail, and Briston shower over. Cream coloured ceramic wall tiling, chamfered granite window lintel, slate window sill, air extractor.

Solid oak door to:-

LONG EAST LANDING (S). Planked solid oak floor of varying widths, three windows facing south over the gardens. Downlighting, two radiators.

BEDROOM 3 – 15'3" x 10'7" (N). Chamfered granite fireplace with slate hearth, radiator, downlighting, far reaching rural view across fields and countryside.

CINEMA ROOM / BEDROOM 6 – 15' x 10'7" (N). Fitted, fully as a cinema room – equally easily changed to bedroom use. Upholstered seating for ten, retractable cinema screen, overhead projector and speakers. Downlighting. Radiator.

BATHROOM / WC. Sanitaryware in period style Sanitan in white comprising pedestal wash hand basin with glass shelf and bevel edged oval adjustable mirror over, lighting, electric shaver socket, low flush wc with polished wood seat, roll top bath on ball and claw feet with mixer tap/shower, ceramic tiling and shower curtain. Planked oak floor, radiator, towel rail, cupboard containing insulated hot water cylinder with immersion heater and shelf.

BEDROOM 4 – 15' x 8'10" plus door recess (S). Two windows facing south across the gardens. Double wardrobe off with hanging rail and slatted shelving. Radiator. Loft access hatch, downlighting. Oak door to:-

EN-SUITE SHOWER ROOM / WC. Sanitaryware in white comprising pedestal wash hand basin with mixer tap, illuminated mirror over, low flush wc, shower cubicle with adjustable shower and folder door, ceramic tiled floor, ceramic wall tiling, Dimplex wall mounted heater, radiator, air extractor, window with deep slate sill.



ADJOINING ANNEXE

Located to the east side of the main house, the annexe provides excellent single storey accommodation with its own south facing lawned garden with gravelled pathway and terrace shielded by low hedging from the main gardens. Part glazed entrance door into:-

LIVING ROOM / KITCHEN – 15'6" x 15' (S and N). An excellent open-plan room with vaulted ceiling 15' high at apex, exposed painted A-frame roof trusses, two conservation skylights, solid oak planked floor of varying widths, Tiger woodburning stove, radiator. A range of kitchen units across the back wall with granite worksurfaces, comprising 1½ bowl single drainer stainless steel sink with mixer tap, ceramic hob, under oven, extractor hood, integrated slimline dishwasher, integrated refrigerator, fitted cupboards, drawers and wall cupboards. High level loft access door, glazed door to:-

INNER HALL. Worcester central heating boiler, circuit breaker boards, space for washing machine.

BEDROOM (S) – 12'3" x 9'2" plus full width sliding doors to

wardrobe with hanging rails, shelving and drawers, door to the front garden. Solid oak planked floor, radiator, downlighting.

WET SHOWER ROOM / WC (N). Sanitaryware in white comprising pedestal wash hand basin with mirror, light and electric shaver socket, low flush wc, Mira thermostatically controlled adjustable shower with glass screen. Ceramic wall tiling in white. Air extractor. Ladder style towel rail/radiator.

OUTSIDE

OUTBUILDINGS

OAK FRAMED GARAGE / WORKSHOP – 26'7" x 17'3".

Under a slated roof, a pair of vehicular entrance doors currently part divided internally (very easily reconfigured), having timber racked storage and two thirds of the building currently used as a workshop with extensive fitted workbench and freestanding cast iron woodburning stove. Power and lighting, tap.

ADJACENT OPEN-FRONTED CAR PORT – 17'6" x 9'5".

Gated gravelled yard.

LARGE OPEN LOG STORE

OIL STORAGE TANK

STONE BARN – 18'3" x 14'4". Under a slate roof. Full width folding timber entrance doors. Apparatus for borehole water supply, including filtration system. Outside water taps.

GARDENS AND GROUNDS

Trewoon Manor is perfectly situated, both in terms of privacy and seclusion, and proximity to the vibrant port and university town of Falmouth and the Helford River.

The Manor is approached from the Constantine road over a long private driveway the entrance to which is flanked by impressive stone gate posts and finials. Leading to Trewoon Manor and to Trewoon Farm, the hardsurfaced driveway divides at the imposing carved granite gate piers and double gated entrance to the private treelined driveway of Trewoon Manor which continues, flanked by dry stone walls, arriving at the west side of the Manor where a sweeping gravelled driveway encircles the south façade and a tarmac driveway leads to the rear of the house serving the outbuildings and terminating at carparking for numerous vehicles.

The main gardens lie to the south and north of the house and are landscaped in an uncomplicated style with broad sweeping lawns and a number of inset ornamental trees allowing the building itself to take centre stage. To the south, the gardens abut fields and are fringed by established mainly deciduous trees affording shelter. The east boundary with Trewoon Farm is enclosed by a high stone wall, trees and shrubs. At the end of the south driveway, a gravelled pathway, with a circular raised flowerbed full of lavender, leads to the main entrance and is flanked by neat lawns.

Facing south and west, a granite cobbled sun terrace is perfectly positioned beside which is a discreet slate and timber boiler house housing the Grant Spira 9.36kW condensing wood pellet boiler providing domestic hot water and central heating. Beneath the flight of granite steps, a further boiler house has been prepared ready for the installation of an oil fired boiler should this be preferred in years to come.

To the north side of the house there are neat level lawns adjacent to the driveway and carparking beyond which an extensive grassed meadow with mature deciduous trees and an orchard (apple, plum). Post and rail fencing denotes the north boundary which adjoins fields.

In all, extending to about 2.5 acres.

Trewoon Manor

Total Approx Floor Area:

Main House: 4139 sq ft / 384.5 sq m (excludes void)

Annexe: 446 sq ft / 41.4 sq m

Garage / Barn / Carport Area: 726 sq ft / 67.2 sq m

Total: 5311 sq ft / 493.3 sq m

For identification only – Not to scale.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicapchilcott.com.

POST CODE – TR11 5RA.

SERVICES – Private water supply and private drainage via a septic tank. Mains electricity. Bottled gas used for hob and annexe. Grant Spira 9.36kW condensing wood pellet boiler which provides domestic hot water and central heating. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Heading from the Mabe direction towards Mawnan Smith, turn right when you get to a crossroads and then to the hamlet of Lamanva. Continue along this road and take the left hand turning signposted to Constantine and Port Navas. After a short distance on your left hand side there will be a pair of granite gate piers with a sign saying

'Trewoon Farm'. Take this driveway and as the driveway splits into two continue straight on and this is the driveway to Trewoon Manor.

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, 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.

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.**





TREWOON
FARM



THE CORNWALL ESTATE AGENT

www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com