



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8717

Offers around £1,250,000

West Penarth House,
St Clements Hill, Truro, Cornwall, TR1 1NX

FREEHOLD



Occupying one of the most desirable positions in Truro, adjacent to and enjoying views over open farmland with easy walking access to Truro and Penair schools. A highly distinctive very attractive, impeccably presented detached 4 double bed roomed family home with 4 reception rooms a double detached garage with studio above and grounds that extend to .6 of an acre.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance vestibule, entrance hall, cloakroom, drawing room, dining room, kitchen/breakfast room/family room, study, utility room.

First Floor: split, part galleried landing, master bedroom with en-suite bathroom and walk-in wardrobe, 3 further double bedrooms, family bathroom.

Outside: a long gravelled driveway to a large parking and turning circle in front of the house also providing access to the double detached garage. Wilder gardens to one side of the driveway with mature trees and more formal gardens comprising lawns and beautifully stocked, landscaped flower and shrub bed borders around the house.

In all the grounds extend to approximately .6 of an acre.



DESCRIPTION

Built, we understand in the late 1990's an extremely distinctive and imposing Neo-Georgian detached family home, impeccably presented throughout and offering excellent accommodation that comprises four reception rooms with a large open-plan kitchen/breakfast area, utility and cloakroom on the ground floor, all accessed from a very elegant stair hall and entrance vestibule with a split, part galleried staircase ascending to the first floor.



On the first floor are four double bedrooms, the master bedroom having an en-suite bathroom and a large walk-in wardrobe with three further double bedrooms and a family bathroom. One of the most striking features of the house is the amazing amount of light afforded to the accommodation with the majority of the bedrooms and reception rooms being at least dual aspect and many of them are triple, with large, small paned Neo-Georgian double glazed windows. Many of the windows are virtually full height providing wonderful vistas over an unspoilt valley of open countryside to the south and the surrounding gardens.

This quality family home has a beautifully private, approach over a long gravelled driveway which initially leads through a wilder garden area with mature trees and sheltering undergrowth, beyond which the driveway broadens into a wide gravelled parking and turning circle in front of the house and garage. The gardens around the house comprise lawns and gravelled sitting areas all landscaped with well stocked flower and shrub beds. The boundaries comprise wooden fencing, mature trees and shrubs that all provide an excellent screen. The southern elevation is left more open so as to allow the gardens and much of the accommodation to enjoy the spectacular views over unspoilt countryside.

To one side of the parking area is a large detached double garage, above which, separately accessed from the rear, is an attic studio room and shower room. The property has been well maintained and is impeccably presented throughout with a light oak finished fitted kitchen and integrated appliances including a gas fired Aga, modern bath and shower room suites and tasteful neutral decorations. Both the master bedroom and guest bedroom have French doors opening onto Juliet balconies, enhancing the captivating views out across open fields and the drawing room and dining room downstairs also enjoy these wonderful

views. All the other aspects over the surrounding gardens are very private making this one of the features which will likely prove extremely attractive to prospective buyers.

Occupying one of the most sought after residential locations in Truro this particularly fine and individual house is likely to attract a great deal of attention and therefore an early appointment to view is highly recommended.



LOCATION

A beautifully private residence set in .6 of an acre of wonderful grounds in one of the most sought after and coveted residential areas of Truro, situated on the edge of the city immediately adjacent to and overlooking open farmland yet within walking distance of the city centre and within a short walk of two of the most sought after private and state schools, Truro School and Penair respectively.

A short walk down the lane to the south east of the property is the small hamlet of St Clement on the banks of the Tresillian River with lovely walks along the riverbanks northwards towards Tresillian and southward to Malpas where the Heron Inn can provide good food and beverages from its terrace overlooking the river. The city of Truro is within walking distance offering a wide mix of retail shops ranging from national departmental stores to individual family traders, Truro is the main administrative capital of the county with a wide array of leisure, commercial and other facilities including state and private schooling and the Hall for Cornwall which provides entertainment events throughout the year.

Truro has a national bus station and a mainline railway station which provides a direct link to London Paddington with approximate travel time of 4½ hours.

To the south of Truro the Truro River and its tributary the Tresillian River flow out into the River Fal and out into the Carrick Roads, a wide estuary water that provides some of the best day sailing waters in the country with a wide array of sailing and pleasure craft facilities including marinas, chandlers and associated businesses. The yacht clubs in Falmouth regularly holding races throughout the summer in both the Carrick Roads and Falmouth Bay beyond.

From Truro there is easy access by road to the A30 which is Cornwall's main arterial road providing easy access to both south and north coastal resorts and a swift route out of county to Exeter where it joins the national motorway network.

To the north west lies Cornwall Airport Newquay providing daily shuttle flights to a variety of UK cities and some European destinations.

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

Wooden panelled front door to:-

ENTRANCE VESTIBULE. Oak flooring with recessed mat well, small paned double glazed windows to the sides overlooking the gardens and surrounding countryside, twin glazed panelled doors with windows on either side, opening to:-



ENTRANCE HALL. Staircase ascending to the first floor, exposed oak flooring, high, coved ceiling with inset downlighter, doors off to:-



CLOAKROOM. White low level wc with concealed cistern and Villeroy & Boch chromium wall flush plate, white ceramic sink with mixer tap on a vanity cabinet, part tiled walls, tiled floor, inset ceiling downlighters, extractor fan.

DRAWING ROOM – 25'6" x 14'9". A fantastic triple aspect room with large three quarter height double glazed sash windows providing lovely views over the garden and two on the southern side provide fantastic views over open farmland and an unspoilt valley. Raised open fireplace with slate hearth, two radiators, high, coved ceiling, television aerial point.



DINING ROOM – 14'9" x 12'2". A lovely light, triple aspect room, with three quarter height double glazed sliding sash windows and twin opening double glazed panelled doors opening onto the garden, and providing fantastic views over an unspoilt valley. Radiator with thermostatic control, exposed oak flooring to the edges with central carpet. Two radiators, high ornate corniced ceiling.



KITCHEN / BREAKFAST / FAMILY ROOM – 24'9" x 14'9". High coved ceiling with inset downlighters and spotlight rack. Jerusalem limestone tiled flooring throughout with three large double glazed small pane sash windows providing lovely views over the garden and flooding the room with light. A further double glazed sash window overlooks the rear garden.



KITCHEN / BREAKFAST AREA. The kitchen is well fitted with a comprehensive range of oak finished base level cupboards and drawers and one full height storage cupboard with further matching wall cupboards and surrounding roll edge granite effect laminated worktop surfaces. Inset double bowl single drainer stainless steel sink unit with chromium mixer tap, inset four ring gas fired Aga with three ovens and twin hotplates. Ample room for table and chairs, further integrated appliances include a Neff dishwasher and a Neff microwave. Telephone point. Two large double glazed windows overlooking the front garden.

FAMILY ROOM AREA. Feature fireplace with slate hearth on which stands a multi fuel burning stove with wood storage space above, radiator. Large double glazed window overlooking the front garden.





STUDY – 15'4" x 8'. A lovely dual aspect room with double glazed windows overlooking the garden and twin double glazed French doors opening to a rear sitting area. Built-in cupboard with book/display shelving above, radiator with thermostatic control, high coved ceiling with inset downlights.



UTILITY ROOM – 11' x 4'9". The utility room is fitted with a range of oak finished cabinets to match the kitchen with base level double cupboard and further matching wall cupboards, surrounding roll edge laminated granite effect worktop surfaces with an inset single drainer stainless steel sink unit and chromium mixer tap, tiled wall surrounds to the worktop surfaces, undercounter space for washing machine and tumble dryer. Ceramic tiled flooring, high coved ceiling, wall mounted electric consumer circuit breaker board and meter, radiator with thermostatic control, double glazed window overlooking the garden, extractor fan. Wooden panelled door returning to the garden.

From the entrance hall a staircase with wooden handrail and white banisters ascends to a:-

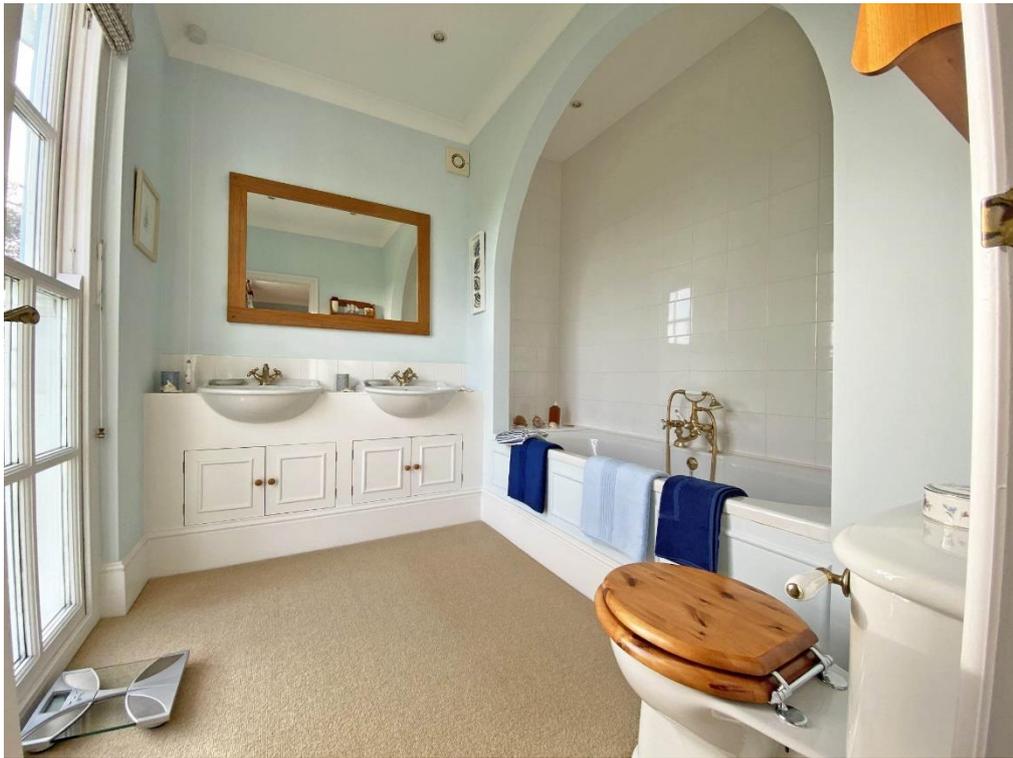
SPLIT LANDING. From the top of the stairs there are three steps on either side to higher landings, one of which is galleried and the other has a large double glazed sash window overlooking the gardens, both have high coved ceilings with inset ceiling downlighters.

From the left landing there are doors off to:-

BEDROOM 1 – 16'7" x 14'9". A fantastic room with tall double glazed small paned French doors opening onto a Juliet balcony with galvanised ornate metal balustrade and small paned windows on either side of the French doors, all of which provide panoramic views over the surrounding countryside and an unspoilt valley, high coved ceiling, radiator. Television aerial point. Doors off to:-



EN-SUITE BATHROOM. White suite comprising a panel enclosed bath with mixer tap and shower attachment, tiled wall surrounds with tiled toiletry shelving at either end, his and hers white ceramic sinks set on a vanity display with cupboards beneath, low level wc, coved ceiling with inset downlighters. Tall double glazed sash window providing views over the valley, radiator with thermostatic control, extractor fan.



WALK-IN-WARDROBE. Fitted with a variety of hanging rails and fitted shelving, double glazed window overlooking the gardens, radiator.

BEDROOM 2 – 14'9" x 12'4". Large bank of virtually full height double glazed French doors with twin double glazed small paned windows on either side provide panoramic views over an unspoilt valley and open farmland, further double glazed sash window overlooking the front garden. Radiator, coved ceiling.



FAMILY BATHROOM. White suite comprising a roll edged bath with central chromium mixer tap and shower attachment set into an attractive mosaic tile surround with room for toiletries. Separate large corner shower cubicle with white gloss tiled walls and chromium shower fittings, pedestal wash hand basin, low level wc, half height, light blue wooden panel effect walling, chromium ladder radiator/towel rail. Tall

impressive arch topped double glazed small paned window overlooking the front gardens, wall light point. High vaulted ceiling, extractor fan.



From the right hand landing there are doors off to:-

WALK-IN AIRING LINEN CUPBOARD. Housing a wall mounted Viessmann gas fired boiler to supply domestic hot water and central heating, adjacent to which is a foam dipped hot water cylinder with immersion facility and an excellent range of built-in slatted shelving, ceiling light point, loft hatch access.

BEDROOM 3 – 14'9" x 10'9". A lovely dual aspect room with the large double glazed windows providing lovely views over the gardens to countryside beyond. Radiator with thermostatic control, high coved ceiling.



BEDROOM 4 – 14'6" x 11'2". Two double glazed small paned sash windows overlook the front gardens, twin radiators, high coved ceiling.

OUTSIDE



The property is approached via a long gravelled driveway which broadens as it approaches the house providing a large parking and turning area in front of the house and also providing access to the **DETACHED DOUBLE GARAGE – 17'6" deep x 17'2" wide**. Remote controlled up and over door to the front, electric light and power points. High level wall mounted electric consumer circuit breaker board, freshwater tap and in one corner is a pressurised hot water cylinder which provides hot water to the en-suite shower and to the sink in the shower room above. A flight of wood effect tiled steps and a path lead up the side of the garage and around to the rear where three further steps provide access to the:-

ATTIC ROOM STUDIO – 17'5" x 17' (including the en-suite). Double glazed small paned triple bank of windows providing lovely views over countryside, wood effect flooring, high vaulted ceiling. This room is built into the eaves thus having slightly restricted head height to the sides. Telephone point, wooden panelled front door. Door to:-

SHOWER ROOM. Fully tiled shower cubicle with fitted shower and chromium fittings, low level wc, white ceramic wash hand basin set on a vanity cabinet with chrome mixer tap. Part tiled walls, electric chromium ladder radiator/towel rail, electric shaver point, double glazed Velux skylight window, ceramic tiled flooring, inset ceiling downlighters.

West Penarth House is set in a large garden plot with the land to the right of the entrance driveway initially left more wild with mature trees and a timber garden shed in one corner with bushes and mature trees to the boundary providing a good screen. Immediately around the house are more formal gardens of well tended lawns with well stocked, sculpted and

bordering flowerbeds and boundaries of wooden fencing, shrubs and trees providing privacy. On the southern side, the hedges are deliberately kept low to allow the house and the gardens to enjoy the fantastic views over countryside. There are small gravelled sitting areas on the southern side of the house and to the rear is a further large gravelled sitting area with blue painted bordering walls and steps up to the lawns above. There is an outside tap in this area with the gravelled path then returning to the front driveway and garage. The electric and gas meter boxes are inset into the right hand side wall of the house.

In all, the grounds extend to approximately .6 of an acre.

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 – TR1 1NX.

SERVICES – Mains water, mains gas, mains electric, private drainage. For Council Tax see www.mycounciltax.org.uk.

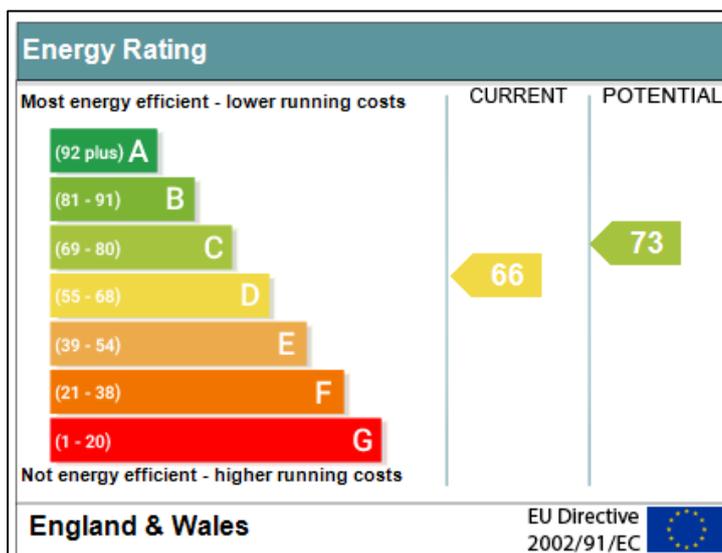
DIRECTIONS – From Tregolls roundabout proceed up St Clements Hill to the crest of the hill, at which turn towards St Clements 1 mile. Follow this road down past the first entrance on the right hand side in a high stone wall and take the second entrance marked West Penarth House. As you enter the grounds between two high stone walls there is an immediate fork, proceed to the left through twin ornate metal gates onto a driveway that leads down to West Penarth House.

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.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

