

TREHANE HOUSE

PROBUS, TRURO, CORNWALL







LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

TREHANE HOUSE

Probus, Truro, Cornwall

A totally remarkable 'once in a lifetime' restoration opportunity located in gorgeous rolling countryside just 3 miles to the east of the cathedral city of Truro.

An exceptional 5 acre site in a magical and private setting, formerly part of an historic country estate with the ruins of a Grade II Listed Queen Anne manor house and detailed planning consent for its reconstruction to create what would be one of Cornwall's finest country homes. With profusely stocked gardens, woodland and long private access, enjoying panoramic views over miles of surrounding unspoilt countryside.

An unrivalled and unrepeatable opportunity in a blissful yet highly convenient location.

Truro 3 miles

North coast 8 miles

South coast 7 miles

Cornwall Airport Newquay 15 miles

(Distances are approximate)

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

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LOCATION AND SETTING

Trehane House enjoys a very special and beautiful private setting located in fabulous unspoilt countryside to the east of the cathedral city of Truro. Approached off a quiet country lane a private gated field entrance gives access to a long sweeping mettled right of way to the site with the final approach to the ruin through mature estate gardens. The gardens and woodland which surround the house provide immense privacy and seclusion with no passing traffic, no noise or light pollution and yet highly accessible just a short 10 minute drive from the cathedral city of Truro. The only neighbouring dwelling is Trehane Coach House which is approached off an independent driveway and is totally out of sight from the main ruin. The surrounding countryside is exquisite and incredibly picturesque made up of mainly rolling agricultural land and mature woodland.

The location is incredibly convenient for Truro, some 3 miles distant as the crow flies and Truro is particularly favoured by those who wish for easy access to local schools with Treliske, Polwhele and Truro school all within a short drive away as are the ever improving facilities of Truro city centre. Truro has the

county's best selection of shops, commercial offices, hospital and schooling facilities together with coach and rail stations, numerous restaurants, prize winning gardens, cinema and Hall for Cornwall theatre which has just recently undergone a multi million pound refit.

By virtue of its central location Truro is perfectly positioned for both north and south coast beaches, the excellent day sailing waters of the Carrick Roads (Fal Estuary) and Falmouth Bay, market towns of east and west Cornwall and leisure attractions such as Heligan Gardens, the Eden Project, National Maritime Museum at Falmouth and the open air theatre at Porthcurno.

Trehane House is situated on the north eastern approaches to the city. There is easy access onto the A30 at Carland Cross some 4 miles distant and Truro also has a mainline railway station which provides direct access to London Paddington in about 4½ hours. Cornwall Airport Newquay at St Mawgan is about 20 miles away and offers flights to a growing range of national and international destinations.





SUMMARY OF DEVELOPMENT

Grant of Conditional Planning Permission under application number PA10/06458 and Grant of Listed Building Consent under application number PA10/06457 has been obtained for the reconstruction of the manor house burnt down in 1946 incorporating a self-contained flat and construction of courtyard/garage to the west.

This planning permission enables a purchaser to recreate what was 'one of Cornwall's most beautiful minor county seats' an exceptional Queen Anne manor house of stately proportions and in conjunction return the surrounding profusely stocked former garden to their original glory.

The historic permission for redevelopment is extant with a recorded commencement of works in accordance with S56 of the Town & Country Planning Act 1990 meaning the planning permission remains live in perpetuity giving an incoming purchasee an open ended timeframe to embark upon the reconstruction work, indeed due to the scarcity of such options coming available anywhere in Cornwall let alone close to the county's cathedral city, the ability to buy now even if only to secure the option of a project for a later stage of life would be a very sensible investment as opportunities like this, precedent suggest, are non-existent. It has to be mentioned that with suitably approved adjustments to the plan, a reduced volume restoration is feasible and the potential also exists for a more contemporary conversion.

In total the garden, grounds and woodland extend to circa 5.5 acres in total with the ruins sitting roughly central within the plot with south facing views over formal gardens to miles of unspoilt countryside beyond.

Trehane House has a private 500 yard right of way on a level, metalled track beside a farmer's field culminating at the front of the house after proceeding finally through the private garden.

Quotations have been obtained for connection of electricity and private water supply with borehole which can be made available upon request with Lillicrap Chilcott.

HISTORY

Prior to the house being built the previous Elizabethan estate principal residence (which remains as an empty barn on our boundary with Trehane Barton farmyard).

The building of the new house (from scratch) commenced in 1699 and was completed in red brick and Pentewan stone in 1703 as marked on lead rainwater goods.

First occupied in 1703 by the newly married John Williams (of Carvean, Probus) and Catherine Courtney (of Trehane Vean).

The oldest daughter inherited as an infant and much later married Rev. William Stackhouse, Rector of St Erme.

One of their sons, John Stackhouse became an eminent botanist and later built Acton Castle near Praa Sands in order to study Flora and classify Seaweed.

Later generations included spinster Emily Stackhouse who was an under-rated natural scientist, botanist and artist who studied and painted wild flowers.

Captain William Church Stackhouse Pinwill inherited in 1861 whilst serving in the Army in Malaysia and he gardened at Trehane for over 60 years, establishing a unique collection gathered from all over the world.

Before WWII Trehane was requisitioned and refugee Austrian Jews fleeing the Nazis stayed in the house in temporary huts in the grounds (one hut has been restored by the current owners). Later in the war US servicemen were billeted on the estate and they left for D-Day in June 1944.

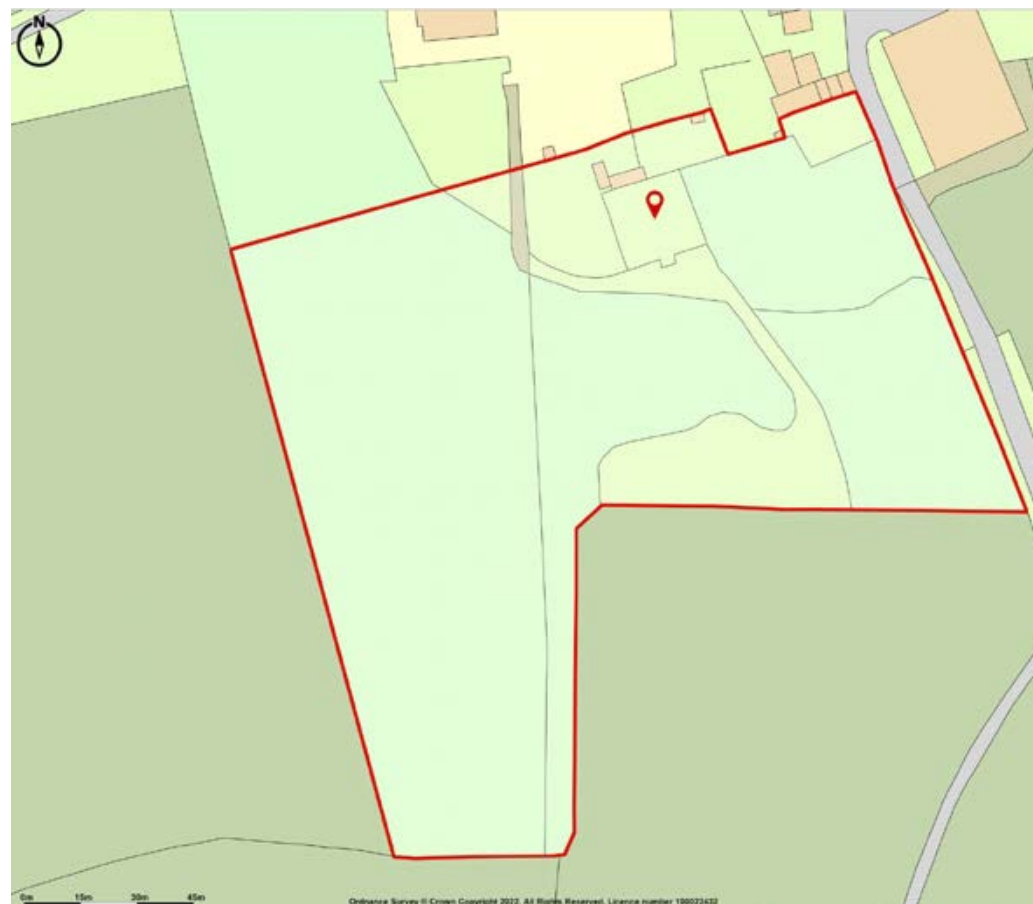
The house and farm were sold out of the Stackhouse-Pinwill family in 1946 and divided up.

Major Anthony Deakin owned the property next and during renovations, on 26th September 1946 a plumber working on lead on the outside of the house, unknowingly set fire to the inside attic, which rapidly took hold and the whole roof and floors were destroyed by fire before the fire crews arrived, they could only save most of the walls and two of the four enormous chimney stacks. The house did not have much furniture and paintings inside at the time but it is suspected that old maps, records and papers were lost in the attic and never recovered. Many photographs of the grand house and gardens before the fire still exist.

No insurance was in place, and in 1946 building materials were rationed by licence, so a restoration was not possible. It was decided to convert the contemporary red brick stable block to a polite two storey brick residence for the owners.

Later, in 1963 the site was owned by a family held in considerable eminence in International Camellia circles; they cleared the overgrowth and re-established and replanted the gardens, which were opened to the public on occasions.

The current owners purchased the house and gardens and following renovations and extensions to the Coach House, moved here in 2000, where they brought up their family.



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 – TR2 4JG.

SERVICES – No services currently connected. Quotes have been obtained for the connection to mains electricity and private water supply with borehole.

DIRECTIONS – NB. The postcode does not centre on the property. Do not use satellite navigation please use the following written directions. Proceed out of Truro past Waitrose on the A390 into the village of Tresillian, passing

the Wheel Inn public house on the right hand side. After approximately 200 yards just after the bus stop, turn left before the bridge at the sports pitch, signposted village hall and follow this road out of the village and into the countryside. After exactly 1 mile uphill, immediately after a cottage on the right, the discreet metal gated field entrance with granite posts will be found on the right hand side. A pointer sign at that position says 'Trehane House'. Proceed through the gate and follow the metalled track beside the field which after 500 yards culminates in an area of hardstanding from which the site can be accessed.

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.**





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