



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8932

Guide £1,150,000

(Adjoining fields with stables available by separate negotiation)

**Boscolla House,  
Boscolla, Truro, Cornwall, TR4 9EB**

**FREEHOLD**



**An exemplary, immaculately presented, detached 4/5 bedrooomed, 4 bathroomed, 4 reception roomed house, built in 1919, just a few minutes away from Truro city centre yet set against the backdrop of the splendid rolling countryside. With a gated driveway, a double garage and meticulously maintained, well established, lawned level gardens which have superb valley views – just over ½ an acre. Additionally, the opportunity to purchase two directly adjoining fields with stable block, about 5.4 acres – available by separate negotiation.**





**SUMMARY OF ACCOMMODATION – In all, about 2,737sq.ft.**

**Ground Floor:** entrance porch, reception hall, lounge, dining room, sun room, kitchen/breakfast room, wc, utility room, walk-in larder.

**First Floor:** landing, 4 en-suite bedrooms, bedroom 5/study.

**Outside:** split level detached double garage, driveway parking for several vehicles, beautifully stocked front and side gardens, paved sun terrace and level lawned rear garden with well stocked borders and superb countryside views. **In total, about 0.53 of an acre.**

**Fields and Stables (available by separate negotiation):** hardstanding parking area, stable block with five stables and a tack room/workshop, two enclosed fields. **In total approximately 5.38 acres.**



## **DESCRIPTION**

Boscolla House was built, we believe, in 1919 and was extended during our client's ownership in 2010.

Offering extensive high ceilinged and immaculately presented accommodation which measures approximately 2,737sq.ft., Boscolla House sits in a blissful and quiet location with far reaching views over rolling countryside taking in Truro Golf Course yet is remarkably within approximately 5 minutes of the city centre.

A pair of five bar timber gates between red brick gate piers open to a broad tarmac driveway which is large enough for numerous vehicles and also leads to the detached double garage.

An entrance porch opens to a very impressive and welcoming reception hall, off of which is a superb lounge, with a large bay window, a stunning, formal dining room with a spacious sun room off, which has doors opening to the sun terrace and garden, plus a large kitchen/breakfast room with a sitting area, walk-in larder and a utility room.

On the first floor, a split level landing leads to the guest bedroom which has a fully tiled beautifully appointed en-suite bathroom, as well as the main landing with three superb en-suite double bedrooms, all with built-in wardrobes and countryside views, plus a large fifth bedroom/nursery/study.

Outside, the gardens are an absolute delight, face predominantly east and overlook rolling countryside. The large paved sun terrace, accessed from either the kitchen/breakfast room or the sun room, are incredibly private and overlook the lawned rear garden with profusely stocked, well established and colourful flowerbeds on either side with a large summerhouse in the far corner. The gardens lead around the southern side of Boscolla House to the front driveway.

## **FIELDS AND STABLES – AVAILABLE BY SEPARATE NEGOTIATION**

Boscolla House can be purchased with two large paddocks which measure approximately 5.38 acres in total. To the west of the paddocks, and approached off the main driveway to Boscolla House, is a hardstanding parking area which gives access to a range of five stables with a tack room/workshop in between. The stables offer obvious potential for redevelopment and further enhancement, potentially into residential accommodation, all of which is of course subject to the necessary consents. Please see the Land Plan towards the rear of these sales particulars.

Our client is preparing to submit a planning application which, if successful, would allow for the development of the stables into a residential dwelling.

## **LOCATION**

Boscolla House is idyllically situated on the rural fringes of Truro and is just a short distance away from the city centre itself. Boscolla House is also within a short drive of the pretty hamlet of Idless and public woodland that is much enjoyed by walkers, dog owners, horse riders and cyclists, as well as being very accessible to Royal Cornwall Hospital.

All of the facilities of Truro are on the doorstep and this is an ideal family home with no commuting for children's socialising or schooling. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of differing restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is a short drive to either the north coast for surfing or the Carrick Roads, on the south coast, for sailing.

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

From the parking area and detached double garage, a paved pathway to the front of Boscolla House leads to a uPVC double glazed door with top light and windows beside which opens to:-

**ENTRANCE PORCH.** With further uPVC double glazed window to the side, tiled flooring and a wooden door with opaque glass windows to either side opens to:-

**RECEPTION HALL.** A very impressive and very spacious reception hall with staircase ascending to the first floor, opaque glass window with secondary glazing to the side, understair cupboard which houses the boiler and hot water cylinder with further storage above, radiator and doors to:-



**LOUNGE.** A beautiful double aspect room with a superb bay window with window seat under overlooking the front garden, two further uPVC double glazed windows overlooking the side patio which are either side of a coal effect gas fire with a beautiful limestone surround and hearth, radiator.

**DINING ROOM.** A superb formal dining room with a large bay window which overlooks the lawned rear garden and provides excellent views over the surrounding countryside, further

light floods in from the sliding doors which open to the sun room, original fireplace with tiled surround and hearth, radiator. Sliding fully glazed doors with full length glazed windows to either side open to:-



**SUN ROOM.** A beautiful triple aspect sun room with glazing on all three sides including a patio door which opens to the paved rear sun terrace. The room has superb views over the gardens and out across the countryside.

From the reception hall, door to:-

**KITCHEN / BREAKFAST ROOM.** A superb double aspect room with beautiful views over the rear garden and across the rolling countryside plus a uPVC part glazed door which opens to the rear sun terrace. The kitchen comprises a range of wooden base units under a wooden worktop with an inset double bowl Fired Earth Belfast sink. Cream enamelled oil

fired Aga with an electric module with four ring hob over, uPVC double glazed window overlooking the front garden and driveway, radiator. Doors to:-



**WALK-IN LARDER.** With built-in shelving and worksurface and opaque glass double glazed window overlooking the front driveway.

**UTILITY ROOM.** With tiled flooring and a melamine worktop with Belfast sink to one side with a storage cupboard under and space under the worksurface for a washer/dryer, uPVC double glazed window overlooking the rear sun terrace and across the gardens and out to the countryside beyond.

From the entrance hall, door to:-

**WC.** Beautifully appointed with a traditional wc and a Heritage wash basin and pedestal, opaque glass double glazed window overlooking the rear garden, radiator.

From the reception hall, a staircase with uPVC double glazed window at half landing level ascends to:-

## **FIRST FLOOR**

**SPLIT LEVEL LANDING.** With a small flight of stairs ascending to the guest bedroom and a further small flight of steps ascending to:-

**LANDING.** Loft access hatch, radiator and doors to:-



**PRINCIPAL BEDROOM.** A superb double aspect principal bedroom suite with a large uPVC double glazed window overlooking the rear garden and out across miles of open countryside plus a further uPVC double glazed window facing south overlooking miles of open countryside across to Truro Golf Course. A range of built-in wardrobes with hanging rail and shelving, radiator and door to:-

**EN-SUITE SHOWER ROOM.** With walk-in corner shower cubicle, wc, wash basin and pedestal, built-in shelf, uPVC double glazed window facing south overlooking countryside and out towards Truro Golf Course.



**BEDROOM 2.** Another superb double bedroom with a large bay window overlooking the front garden and driveway and with superb westerly views over miles of open countryside, further smaller uPVC double glazed window facing south overlooking countryside and out towards Truro Golf Course. A range of built-in wardrobes with hanging rails and shelving, radiator and door to:-

**EN-SUITE SHOWER ROOM.** With corner shower cubicle, wc, wash basin and pedestal, heated towel rail and uPVC double glazed window facing south overlooking the countryside and out towards Truro Golf Course.

**BEDROOM 3.** A double bedroom with a uPVC double glazed window with superb views over the rear garden and out across miles of rolling countryside. A range of mirror fronted built-in wardrobes with hanging rails and shelving, radiator and a part glazed door to:-

**EN-SUITE SHOWER ROOM.** With a double length shower tray, wc, wash basin and pedestal, heated towel rail and a



double glazed window overlooking the rear garden and out across miles of rolling countryside.

**BEDROOM 5 / STUDY.** A spacious single bedroom/study with built-in wardrobes with shelving and hanging rail and further storage above. Large uPVC double glazed window overlooking the front garden and driveway and with far reaching views across miles of open countryside, radiator.

Off the split level landing a small flight of stairs ascend to:-

**GUEST BEDROOM.** A large double bedroom with a triple paned uPVC double glazed window overlooking the rear garden and out across miles of rolling countryside. Built-in Shaker style wardrobes with hanging rail and shelving, radiator and door to:-



**EN-SUITE BATHROOM.** Beautifully appointed and fully tiled with a panelled bath with shower head attachment, wash basin and pedestal, wc, radiator and a uPVC opaque glass double glazed window overlooking the front driveway and garden.

## OUTSIDE

From the quiet country lane a pair of red brick gate piers and two five bar timber gates open to a broad driveway which provides parking for numerous vehicles and leads to:-

**DETACHED DOUBLE GARAGE.** With two up and over doors and a uPVC double glazed window overlooking the front garden.



From the parking area a pathway leads to a slate paved pathway which is flanked on either side by level areas of lawn and profusely stocked beds. This slate paved pathway leads around the entirety of the property to the east facing paved sun terrace which overlooks the lawned rear garden and across miles of rolling countryside towards Truro in the distance.



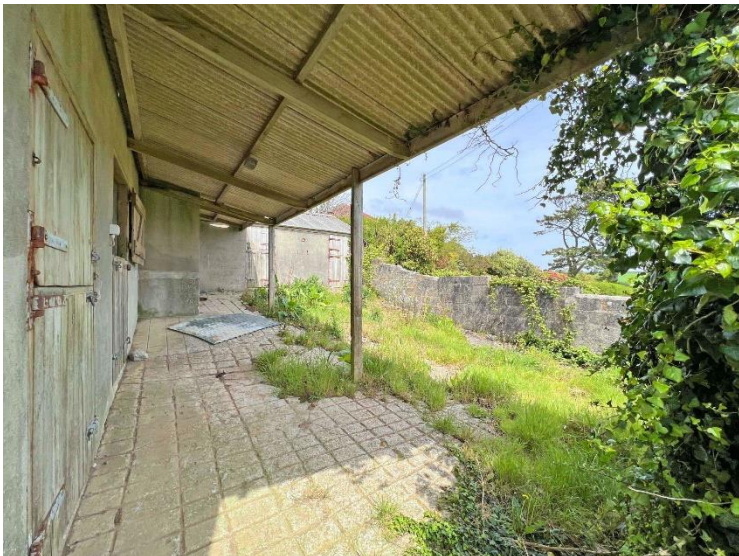
The rear garden is an absolute delight and gently slopes down towards a wooden fence with a summerhouse to one corner. Either side are profusely well stocked flowerbeds with a vast array of colourful plants, bushes and shrubs.



**FIELDS AND STABLES (AVAILABLE BY SEPARATE NEGOTIATION).** From the driveway, a five bar timber gate opens to a hardstanding parking area where to one end another five bar timber gate opens to the adjoining fields with wooden fencing to either side. From the hardstanding area, a small wooden gate opens to:-



**L-SHAPED STABLES.** A fully enclosed L-shaped stable block with five stables plus a further tack room/workshop/storage room in the middle.



**FIELDS.** Two large enclosed paddocks measuring approximately 5.38 acres in total.

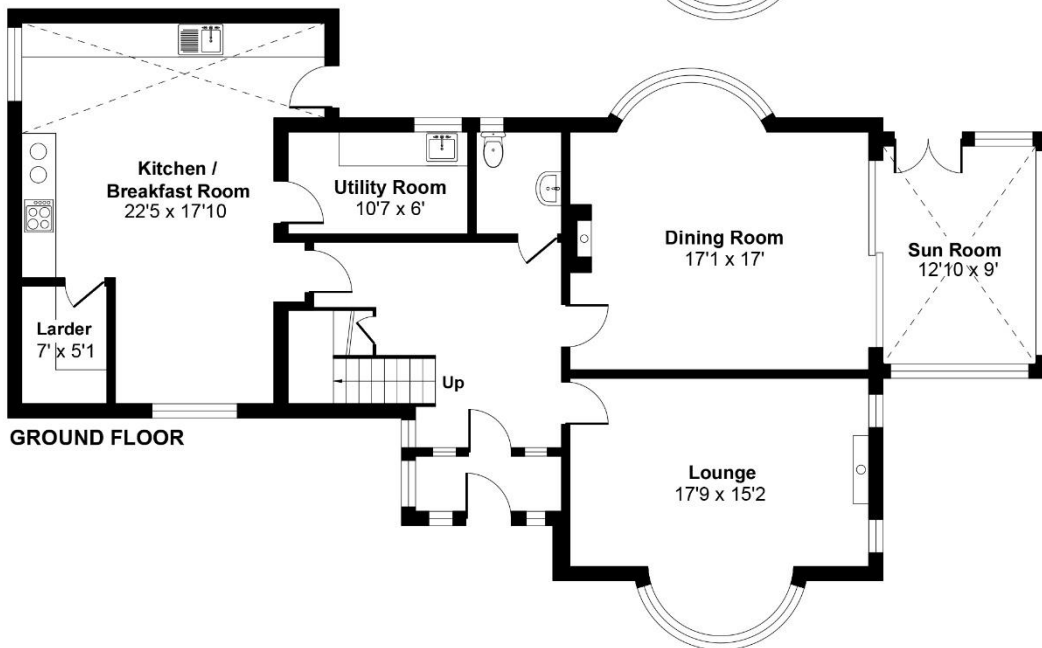
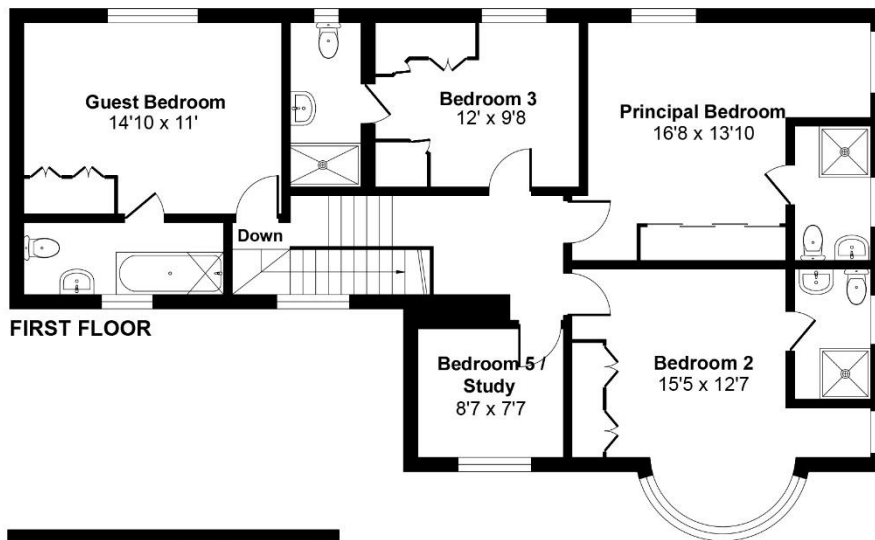
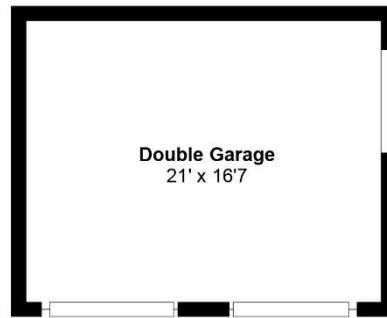


Not to scale – for identification purposes only.

# Boscolla House, Tregavethan, Truro

Approximate Area = 2737 sq ft / 254 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for Lillcrap & Chilcott. REF: 844317

**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** – TR4 9EB.

**SERVICES** – Mains water and electricity. Private drainage. Oil fired central heating. Open fire in dining room and LPG fire in sitting room.

**COUNCIL TAX BAND** – G (see www.mycounciltax.org.uk).

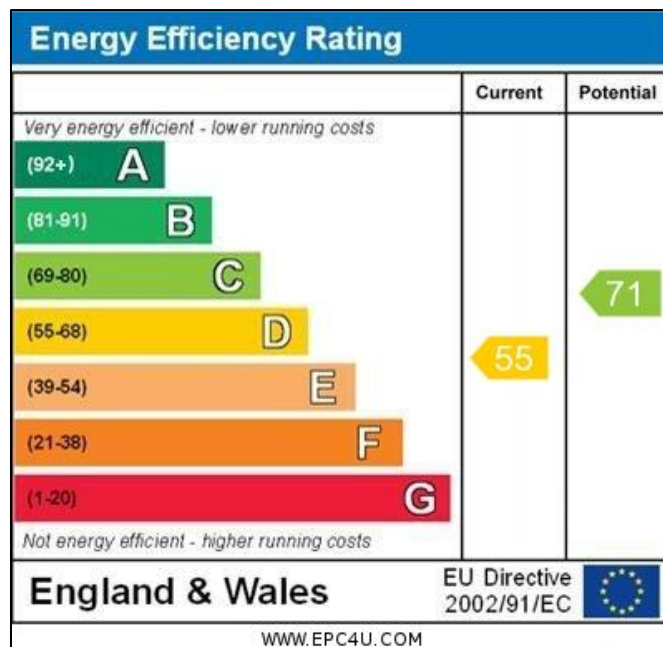
**DIRECTIONS** – From Truro city centre, proceed up Kenwyn Road and Kenwyn Hill, heading towards Shortlanesend. After a short distance you will see a sign to Idless. Start to slow down as there will be a grass triangle shortly after and you need to take the left hand turn at this point. Follow the road past two houses on your left until you get to a 90° bend on your left and Boscolla House will be found after a short distance on your left hand side clearly signed.

**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.  
For reference only, not to form any part of a sales contract.**



