



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8944

£775,000

Gwel An Vala,
Pilleigh, Roseland Peninsula, Cornwall, TR2 5NB

FREEHOLD



Located on the picturesque and much sought after Roseland Peninsula and featuring beautiful landscaped gardens in about $\frac{3}{4}$ of an acre, an immaculately presented, spacious and versatile detached 4 double bedroomed, 4 bath/shower roomed bungalow. With over 2,450sq.ft. of well appointed accommodation plus driveway parking for several vehicles as well as a detached garage. Situated on the edge of the village with outstanding countryside views which stretch across rural countryside to the upper reaches of the River Fal at Ruan Creek, Lamorran Woods and the Tregothnan Estate beyond.





SUMMARY OF ACCOMMODATION – In all, about 2,495sq.ft.

Entrance hall, inner hall, dining room, kitchen, sitting room, conservatory, family bathroom, 4 double bedrooms – 3 en-suite, laundry room.

Outside: driveway parking for numerous vehicles, detached garage, a beautiful well planted front garden which is mostly laid to lawn and level whilst also being incredibly private. To the rear a plethora of mature plants, shrubs and trees surrounded by high borders. Large sun deck almost the entire width of the property which enjoys the best of the views.

DESCRIPTION

Built in the 1960's, Gwel An Vala sits in a superb plot of about 0.72 of an acre very discreetly set behind an elaeagnus hedge and well back from the country lane. The front garden which is level and mostly laid to lawn having very well planted borders with a plethora of roses which have been cleverly planted with the more vibrant colours on the periphery and white roses in the centre, there is also a feature rockery and herb garden in the centre of the lawn. From the country lane a five bar gate opens onto a wide driveway leading to the detached garage and then sweeping around to the front door.

The accommodation has been well thought out with living accommodation to one end and bedrooms to the other. In brief the accommodation comprises a large entrance hall leading into an inner hall with an opening into the dining room and bedrooms to the left. The dining room opens to the kitchen and conservatory creating a light and airy, flowing living space with views of rolling countryside from almost all windows. The sitting room is to one end of the kitchen and inner hall and is dual aspect with views of the front garden and double sliding doors onto the rear sun deck. All four bedrooms are of a very good size, the principal bedroom and bedroom 4 overlook the front landscaped garden with distant countryside views beyond and bedrooms 2 and 3 with uPVC French doors opening onto the rear sun deck with views over the garden, countryside beyond and the upper reaches of the River Fal.

To the rear the gardens are profusely stocked with many varieties of mature shrubs, trees and plants including David Austin roses, azaleas, hydrangeas, apple tree, plum tree, raised herb bed and greenhouse. The garden has been landscaped to provide separate areas which include a vegetable plot to the bottom left and a wildflower area including a pond with lilies towards the right.

Directly to the rear of the property is a large sun deck which has over 180° views of rolling countryside with far reaching views to the upper reaches of the River Fal, Sett Bridge and Ruan Creek.

In the current market, it cannot be over emphasised the scarcity of properties available in such highly desirable locations, convenient access into the cathedral city of Truro, the thriving sailing haven of St Mawes whilst being situated in peaceful, beautiful countryside. Viewing is unhesitatingly recommended.



View from bottom of the garden

LOCATION

Philleigh is an unspoilt village on the Roseland Peninsula, with a pretty church and 16th Century Inn, designated as an Area of Outstanding Natural Beauty and with beautiful surrounding countryside. The famous King Harry Car Ferry, which crosses the River Fal on the Carrick Roads is approximately 2 miles away and takes you to Truro and West Cornwall. Porthcurnick Beach at Rosevine is approximately 3 miles away and is where the famous Hidden Hut Café can be found. The popular sandy beaches of Carne and Pendower are approximately 5 miles distant and the villages of Portscatho and Gerrans, 4 miles distance, provide daily shopping needs and primary school, with a secondary school at nearby Tregony, 7 miles away. The popular sailing resort of St Mawes, approximately 7 miles away, offers a wider selection of shops, post office and restaurants together with a regular passenger ferry service to the Port of Falmouth.

From Philleigh, Truro is about a 25 minute drive either via the stone bridge at Tregony or for a more leisurely and thoroughly beautiful approach via the King Harry Ferry which arrives below the shores of the National Trust owned Trelissick House and Estate of Feock. Truro offers all that one would expect of the capital city of Cornwall with a superb range of shops, cafes, restaurants, business opportunities and private education.

There are mainline intercity railway stations at both Truro and St Austell with regular services to London Paddington – journey time approximately 4½ hours. Alternatively, there are regular flights from Cornwall Airport Newquay at St Mawgan, about 30 miles away, to London Gatwick and an ever increasing array of national and international destinations.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the driveway, steps lead to the front door which opens into:-

LARGE ENTRANCE HALL – 9'4" x 7'2". UPVC double glazed windows overlooking the front garden and countryside beyond. Door into:-

INNER HALLWAY. Opening into dining room, door into sitting room and further doors leading to the bathroom and four double bedrooms.

DINING ROOM – 15'10" x 13'8" max. Opening into conservatory, glazed window, countryside views and further opening into:-

KITCHEN – 13' x 12'8". Bright and airy room, rolling countryside views to two elevations. Wood effect worktops set on base units with built-in Electrolux oven, built-in Siemens dishwasher, mounted Schott Ceran hob, mounted 1½ bowl drainer sink.



Matching wall units. Space for fridge freezer. Two large storage cupboards and a further pantry storage cupboard. From the kitchen a door opens into:-



SITTING ROOM – 23'4" x 17'4". A good sized L-shaped room with windows to the front and rear elevations both enjoying beautiful rolling countryside vistas. To the rear elevation a sliding doors opens onto the large sun deck. Electric effect fireplace and door back into inner hall.



CONSERVATORY – 24' x 11'8". Opens from the dining room and kitchen creating a beautiful flowing living space with brilliant almost 180° rolling countryside views. A pair of doors open onto the sun deck with another door to the side elevation.

From the dining room, the inner hall continues to the:-

FAMILY BATHROOM. Opaque window to the front elevation, low flush wc, wash hand basin with hot and cold mixer tap mounted on pedestal, panelled bath with Mira handheld shower over. Heated towel rail and airing cupboard.

PRINCIPAL BEDROOM – 14' x 11'10" max. Large uPVC double glazed windows overlooking the private front garden and rolling countryside views beyond. Built-in wardrobes. Door opening into:-



EN-SUITE SHOWER ROOM. Opaque window to the side elevation. His and hers sinks mounted on granite effect worktop with storage cupboards below. Low flush wc, bidet, large walk-in shower with hand held attachment and also rain head attachment. Heated towel rail and electric underfloor heating.



BEDROOM 2 – 15' x 11'4" max. Large uPVC double glazed French doors opening onto the rear sun deck with views over the enclosed well planted rear garden with beautiful rolling countryside views beyond. Built-in wardrobe. Door opening into:-

EN-SUITE BATHROOM. Low flush wc, bidet, pedestal mounted wash hand basin. Large panelled corner bath with shower attachment over. Heated towel rail. Light tunnel.



BEDROOM 3 – 17'8" x 10'10" max. UPVC double glazed windows overlooking the rear garden and rolling countryside views beyond, access to the sun deck. Built-in wardrobe. Door opening into:-

EN-SUITE SHOWER ROOM. Opaque window to the side elevation. Low flush wc, bidet, matching wall mounted wash hand basins with mixer taps and a large walk-in shower with rain head and hand held attachments. Heated towel rail. Electric underfloor heating.

BEDROOM 4 – 11'6" max x 10'4". A bright double room with uPVC double glazed windows overlooking the enclosed, private front garden enjoying rural and countryside views beyond. Built-in wardrobes.

LAUNDRY ROOM – 17'2" x 9'6". Previously an attached single garage but now converted. UPVC double glazed windows overlooking the front garden. Granite effect worktop with space for white goods and built-in shelving and cupboards. Oil fired boiler (Worcester) and further storage cupboard. Side window overlooking the rolling countryside views and fields beyond.

OUTSIDE

Accessed via a five bar timber gate, the driveway follows the width of the property with parking for numerous vehicles. To the left there is a:-

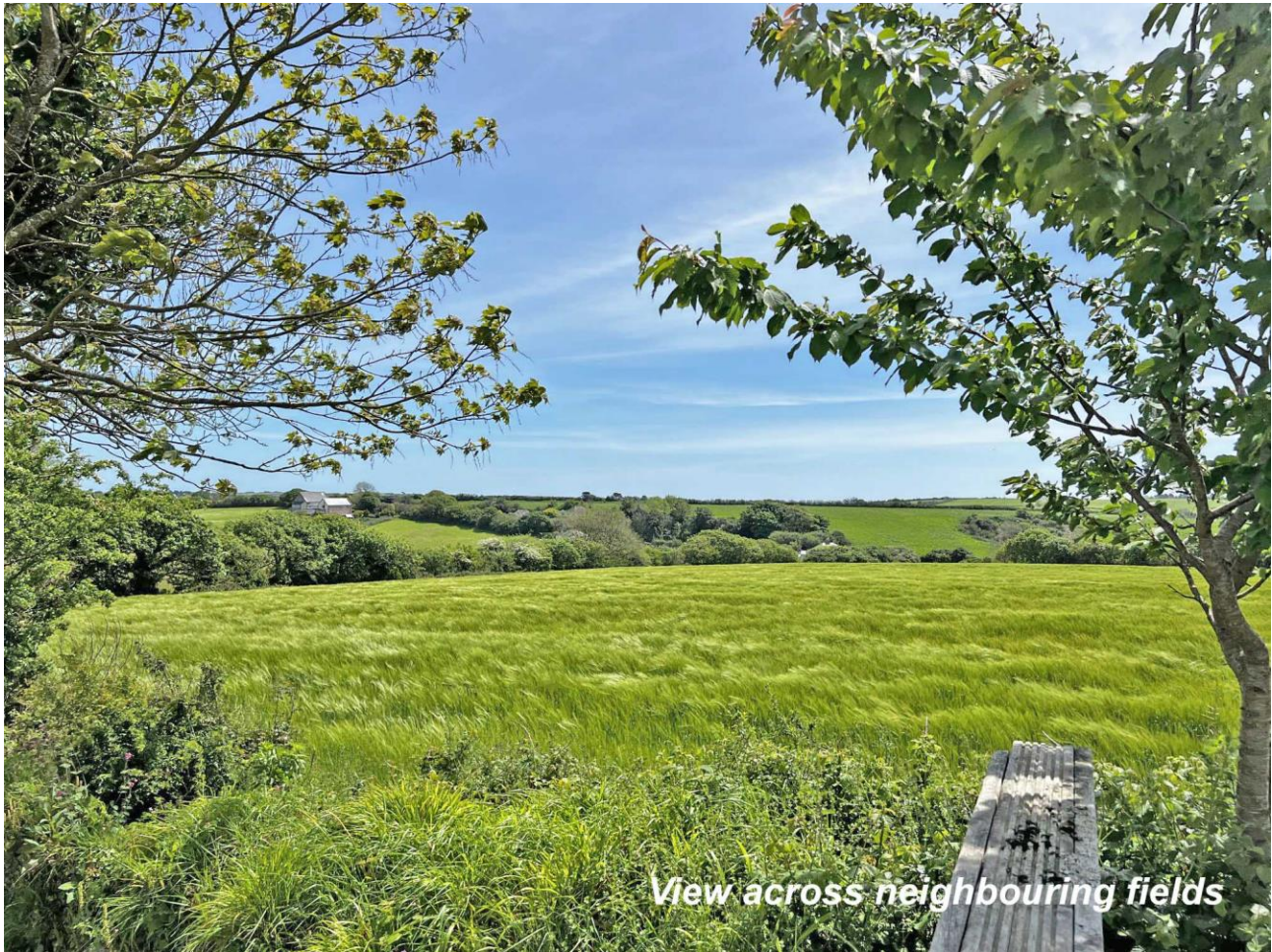
DETACHED GARAGE – 18'2" x 13'2".



The front garden is beautifully stocked with an array of mature plants, shrubs, bushes and large rose garden and set behind a high hedge creating a real feel of privacy. To the rear a large sun deck covers almost the entire width of the property and enjoys the best of the

rolling countryside views beyond down towards the River Fal and Sett Bridge beyond. The rear garden is also enclosed with largely level, once again amazingly well planted and includes an area of raised beds behind a high elaeagnus hedge, a greenhouse and also a pond in the bottom right hand corner.





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 5NB.

SERVICES – Mains water and electricity. Private drainage. Oil fired central heating.

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

DIRECTIONS – From Truro take the A39 towards Falmouth. At Playing Place turn left onto the B3289 and follow the signs to the King Harry Ferry. After crossing the River Fal continue up to the top of the hill where there is a sharp right hand bend. At this point bear left, continue for approximately 1½ miles into the village of Pilleigh. Gwel An Vala is the last property on the left hand side.

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

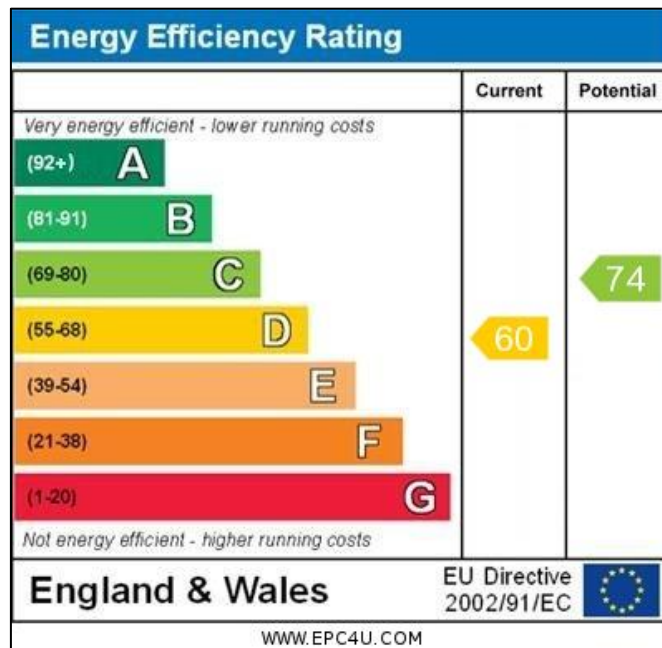
with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

RIGHTS OF WAY – To the bottom of the garden, and behind a high eleagnus hedge there is a public footpath which crosses the bottom boundary of Gwel An Vala. This has been closed off and does not affect the property in any way. For more information please contact Lillicrap Chilcott.

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.

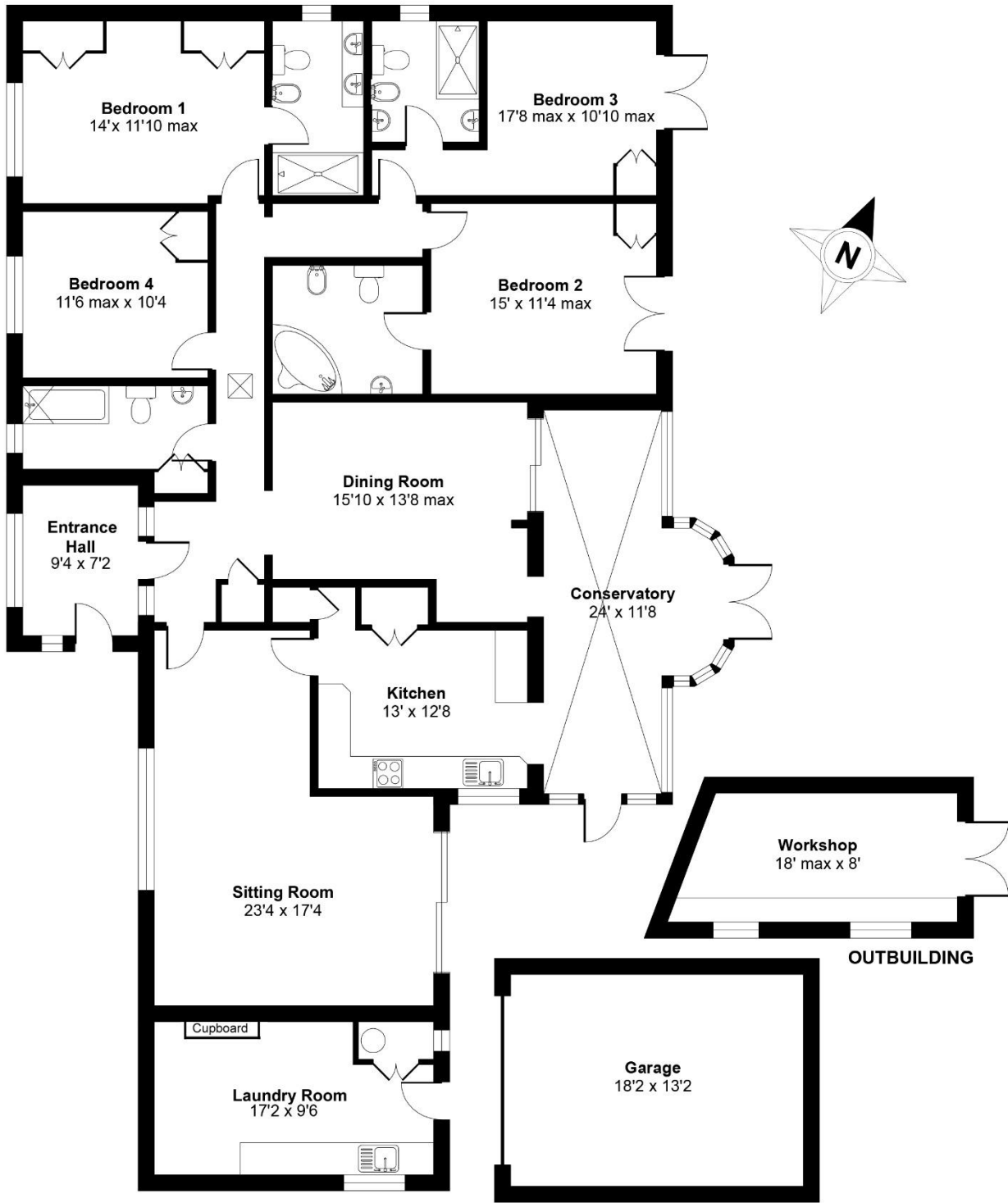
Gwel An Vala, Philleigh, Truro

Approximate Area = 2495 sq ft / 231.8 sq m (includes garage)

Outbuilding = 132 sq ft / 12.2 sq m

Total = 2627 sq ft / 244 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 851556

