



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8963

Offers over £825,000

Oak Tree House,
Cove Hill, Perranarworthal, Truro, Cornwall, TR3 7QL

FREEHOLD



To be sold on behalf of Executors to close an Estate.

In a highly convenient location between Truro and Falmouth approached off a long sweeping driveway, a fabulous extended Grade II Listed Georgian period house with distinctive architecture and highly versatile 5/6 bed roomed accommodation plus indoor heated swimming pool set amidst delightful, profusely stocked south facing gardens and grounds. Ripe for refurbishment/ improvement but of immense quality and enjoying absolute privacy and seclusion.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, kitchen with pantry, breakfast room, formal dining room, drawing room, lobby, cloakroom/wc, utility room, workshop, rear hall, indoor heated swimming pool.

First Floor: landing, 6 bedrooms (1 currently used as a study), family bathroom, family shower room. Steps ascend to large attic room.

Outside: long sweeping private driveway culminating in parking area for numerous vehicles. Lower parking area. Gardens on three sides, to the front tiered gardens with lawn, mature camellia, rhododendron and hydrangeas borders. Side flower garden with aluminium framed greenhouse. Upper garden with vegetable beds, further greenhouse, timber summerhouse. Slate capped terrace above the garage. Hidden garden with garden room and covered seating area.

DESCRIPTION

The availability of Oak Tree House represents a rare and exciting opportunity to acquire a particularly large and impressive detached Grade II Listed Georgian house with distinctive architecture, located in a private yet highly convenient edge of village location close to the cathedral city of Truro, the sailing waters of the Fal Estuary (Carrick Roads) and the port town of Falmouth. Offered for sale for the first time in 61 years on instructions of Executors to close an Estate.



The property has been a much loved family home for many years and has fabulous, well proportioned family sized and highly versatile accommodation which offers great scope for refurbishment and improvement and therefore its availability, such is the scarcity of houses of this size and quality, is particularly exciting and early viewing highly recommended to avoid disappointment.

The property, we understand was constructed circa 1830 of stone with attractive white rendered elevations under a natural slate roof with beautiful three quarter length small pane sash windows throughout with a significant side extension built 30 years ago to add an indoor heated swimming pool.

Entered via a covered entrance portico, a broad entrance hall with turning staircase to the first floor gives access to a large front to back kitchen/breakfast room, the breakfast room is dual aspect with open fireplace, stripped wood floors and room for an 8 seater breakfast table. This in turn opens to a large kitchen with an electric Aga with Lazy Maid dryer plus a walk-in pantry with a side door to the parking area which is the most commonly used entrance. On the other side of the entrance hall is a beautifully proportioned formal dining room with space for 12 seater dining table, a feature open fire and beautiful three quarter length window with working shutters looking out onto the garden. Beyond this is a magnificent formal drawing room of vast proportions and particularly high ceiling with impressive ceiling rose and attractive cornicing. This room has another feature open fireplace and fantastic natural light through to very large three quarter length sash windows looking south over the garden.





To the rear of the house is a useful lobby and cloakroom/wc and a utility room and workshop to the rear leads to a large indoor heated swimming pool with a south facing glazed roof and glazed bifold doors which overlook and open out onto the south facing garden.

On the first floor, there are six bedrooms in total (5 double bedrooms, 1 single), one of the bedrooms is used as a study and there is a family bathroom and another large family shower room and wc with a hidden staircase through a pocket door which ascends to a useful large part converted attic room with dormer window providing excellent extra storage or potentially overflow accommodation, hobbies room etc depending upon the wants and desires of an incoming purchaser.

The house is ready for immediate occupation, however, will be seen by most for its potential with great scope for refurbishment and improvement to enhance what is obviously a beautiful distinctive house in a fabulous setting.

Oak Tree House is set within particularly large profusely stocked gardens which afford the house privacy and seclusion but will be an incredibly enticing prospect for families with children and green fingered plantsman alike. On the southern side of the house there is a broad lawned upper terrace with well stocked borders and a flowering wisteria adorning its elegant façade. The tiers of garden below the house have an array of mature camellias, rhododendrons and hydrangeas with pathways which descend to the lower end of the plot.

On the eastern side of the house is a raised flower garden with large aluminium framed greenhouse with steps ascending to a delightful, raised vegetable garden with vegetable beds, soft fruits, apple trees, a smaller aluminium framed greenhouse and timber

summerhouse flanked by Cornish stone walling creating a tranquil oasis. A pathway to the rear of the house leads to a further hidden garden on a lovely plateau above the house with further profusely stocked borders, a raised cobbled and brick terrace with aged granite birdbath and table with flowering rhododendrons, acers under the canopy of a beautiful mature beech tree. There are a number of further hidden glades plus a slate terrace above the garage with steps descending back to the garden area. One of the most lovely parts of the garden is a further paved hidden courtyard with a centrepiece of a magnificent Japanese maple, a garden room and covered seating which is ideal for barbecues, alfresco dining etc.

All in all, a magnificent period home with huge potential with lovely private gardens in a convenient location close to Truro and Falmouth.

LOCATION

The highly regarded village of Perranarworthal is about 4 miles from the harbourside town of Falmouth and about 5 miles from the cathedral city of Truro and is widely regarded as one of the best residential locations in the county. Perranarworthal has the fabulous Norway Inn pub just a short walk from the property which serves excellent food and drink all year round.

The nearby village of Perranwell Station, under a mile away, offers an excellent range of amenities including a village store/post office, dentist, public house and well regarded junior school. There is also a railway station at Perranwell Station which is on the Falmouth branch line to Truro connecting to the main Penzance to London Paddington line.

For sailing enthusiasts, the highly regarded Carrick Roads (Fal Estuary) widely regarded as some of the finest day sailing waters in the county are nearby with boat and dinghy access at Mylor Harbour and Loe beach, Feock. The town of Falmouth is approximately 6 miles away and has been voted one of the best places to live in the United Kingdom. It has an excellent range of entertainment facilities, restaurants and a selection of lovely beaches. Truro which is regarded as Cornwall's capital and only city, is about 10 minutes' drive away and is Cornwall's administrative, retailing and educational hub and also has the county's Hall for Cornwall theatre which has recently undergone a multi-million pound refit.

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

From parking area a paved and cobbled pathway leads to a covered entrance with door opening into:-

ENTRANCE HALL. Foot mat well, turning staircase to first floor, doors to:-

CLOAKROOM / WC. White sanitaryware including low flush wc, wall mounted wash hand basin with tiled splashbacks, small paned sash window to rear, tiled floor, understairs cupboard.

DINING ROOM. Dual aspect with small paned sash windows to front and side, feature open fireplace on a slate hearth with wooden surround, alcove shelving, stripped wood floor. Archway through into:-

KITCHEN / BREAKFAST ROOM. Fitted on two sides with a range of base mounted cupboards with thick wood worksurface, integrated Belfast sink with drainer, eye level cupboards, tiled flooring, electric Aga, Bosch electric oven, integrated Zanussi hotplate, integrated marble cutting board, spall paned sash windows to rear, small paned door to side, pantry cupboard with slate shelves, high level window, tiled on four sides.

FORMAL DINING ROOM.

Small paned sash window with shutters to front, feature open fireplace with slate hearth, marble and wood surround. Display alcoves. Radiator, stripped wood floor.

From the entrance hall, archway opens through to:-

LOBBY. Small paned sash window to rear, high level cupboard with fuse boxes, stripped wood floor, radiator. Doors to utility room (see below) and:-



DRAWING ROOM. Two three quarter length sash windows overlooking front garden, feature open fireplace with slate hearth, slate surround and wooden mantelpiece. Alcove shelving, radiators, stripped wood floor, ornate ceiling rose.



UTILITY ROOM. Fitted on one side with base mounted cupboards with thick wooden worksurface with sink and chrome mixer tap over, high level cupboards, space and plumbing for washing machine, spacing for tumble dryer, space for upright fridge freezer, tiled on four sides, further switchboard, tiled flooring, small paned door to rear alley, part-glazed door to:-

WORKSHOP. Monopitched roof, power and light connected, further fuse board, base mounted cabinet with drawers and cupboard. Door to:-

SIDE HALL. Granite steps to half glazed door to garden, tiled floor, tap, glazed door into:-



INDOOR HEATED SWIMMING POOL. Double glazed windows and double glazed double doors overlooking and opening out onto gardens plus porthole windows under a part double glazed roof. Cupboard housing Glow-Worm gas central heating boiler. Further cupboard housing swimming pool filtration units and fuse board.

FIRST FLOOR

LANDING. Arched small paned sash window to rear, smoke detector, shelving. Doors into:-

PRINCIPAL BEDROOM. Dual aspect with small paned sash windows to front and side, alcove shelving, radiator.



BEDROOM 2. Small paned sash window overlooking front with working shutters, shallow fitted wardrobe with hanging rails, radiator.

BEDROOM 3. Small paned sash window to front. Radiator.

BEDROOM 4. Small paned sash window to front, ornamental feature fireplace. Radiator.

BEDROOM 5. Small paned sash window to rear, alcove shelving, fitted shelving, radiator.



STUDY / BEDROOM 6. Small paned sash window to front, fitted shelving, radiator.

FAMILY BATHROOM. Small paned sash window to rear with fitted shutters, white suite including low flush wc, base mounted cabinet with travertine top and wash hand basin with chrome mixer, bath with handrails, chrome mixer tap and additional handheld shower attachment plus thermostatic shower above, glazed shower screen, travertine tiling on three sides, directional LED downlights, stripped wood floor, cupboard housing hot water tank, shaver point.

FAMILY SHOWER ROOM. Small paned windows to rear, pedestal wash hand basin, chrome heated ladder style towel rail, further heated towel rail, oversized walk-in shower with thermostatic drench shower and additional handheld shower attachment, tiled on three sides, storage cupboard, part exposed wood flooring, airing cupboard with slatted shelving and immersion hot water tank. Door into:-



SEPARATE WC. Low flush wc with concealed cistern, travertine tiling to one side, obscure crittal glazed window to front, stripped wood flooring.

From the bathroom a roller door gives access to a staircase ascending to:-

ATTIC ROOM



Providing excellent versatile additional accommodation with partially restricted head height and dormer window overlooking rear garden, water tank, power and light connected.

OUTSIDE

From a long sweeping driveway, brick paved parking area for numerous vehicles leads to:-

GARAGE. Double wooden doors, 1½ car length with power and light connected, fitted shelving.

To the front of the house is a broad tiered lawn enjoying a bright south south-east aspect with profusely stocked flowerbeds and borders, flowering wisteria creeper, hydrangeas, camelias, rose



bushes, with granite and cobbled steps which ascend to a raised terrace opening out from the swimming pool.

From the garden various pathways lead down to lower garden tiers with pathways through mature tree, shrub, camelia and hydrangea borders affording the house privacy and seclusion. To the side there is a slate capped Cornish stone wall leading to a raised flower garden and large aluminium framed greenhouse. To the rear steps ascend to a delightful raised vegetable garden with raised vegetables with soft fruits and apple trees with further aluminium framed greenhouse, timber summerhouse and a lovely tranquil oasis to enjoy. A pathway to the rear of the house leads to a further hidden garden on a lovely plateau above the house with profusely stocked borders, a raised cobbled and brick terrace with aged granite birdbath and aged granite table with flower rhododendrons, acers under the canopy of a beautiful mature beech tree. Further hidden glades and a lovely slate terrace above the garage with steps descending back to the parking area.



Completing the garden is a further garden room and covered seating area, ideal for barbecues, al fresco dining, etc., with a beautiful paved courtyard with a magnificent Japanese Maple as its centre piece. To the rear of the property is an alleyway which gives access to a number of useful undercroft rooms, wine cellar with slate floor and lockable door, a woodstore, a bin/recycling store and a further wood store.



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 – TR3 7QL.

SERVICES – Mains water, electricity, gas and drainage.

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

DIRECTIONS – Proceeding in a south westerly direction on the A39 towards Falmouth after the Devoran roundabout proceed into Perranarworthal. Pass the Norway Inn on the right hand side and take the next right hand turn to Perranwell Station which is Cove Hill. Immediately after turning into Cove Hill the entrance driveway for Oak Tree House will be found on the right hand side.

AGENT'S NOTE 1 – 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.

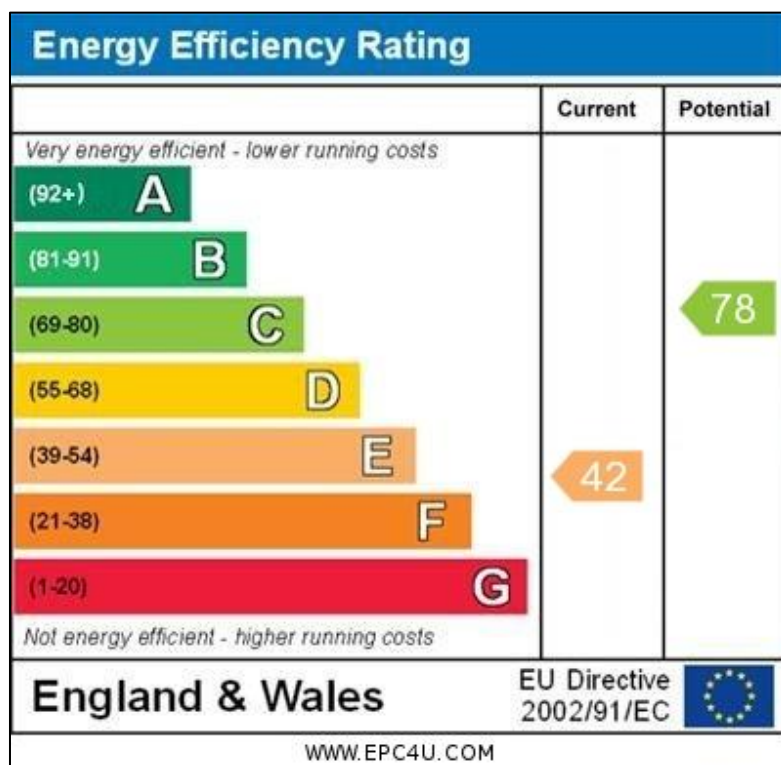
AGENT'S NOTE 2 – Buyers should be aware that this is a deceased estate property sale and we are informed by the Executors of the estate that the formal application for probate will not be possible prior to November 2022 at the earliest and therefore the formal Grant of Probate most probably will not take place until somewhere between the very end of this year up to approximately Spring of 2023. Therefore the house may not be suitable for buyers requiring a brisk completion and/or those requiring mortgages may have mortgage products which will expire before a sale can be completed and a successful purchaser will need to

work with the Executors and will be required to accommodate a relaxed timescale before completion can happen.

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.

Oak Tree House, Perranarworthal, Truro

Approximate Area = 3685 sq ft / 342.3 sq m (includes garage)

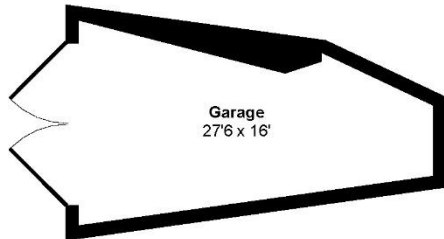
Limited Use Area(s) = 206 sq ft / 19.1 sq m

Outbuildings = 805 sq ft / 74.7 sq m

Total = 4696 sq ft / 436.2 sq m

For identification only - Not to scale

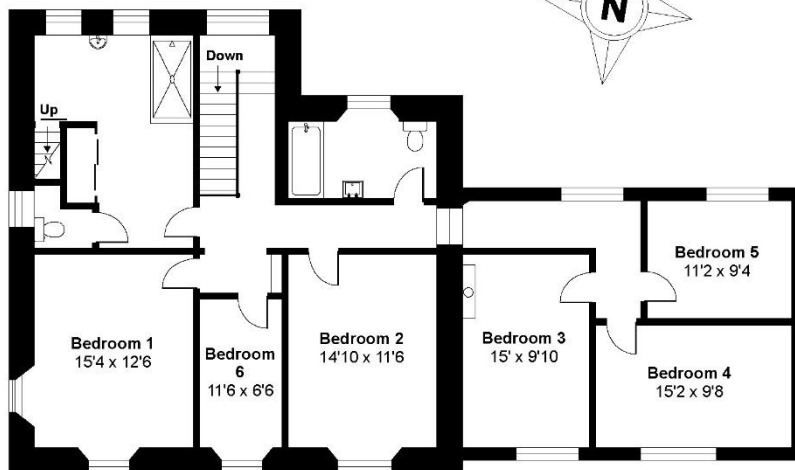
Denotes restricted head height



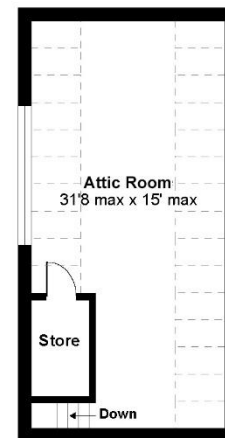
OUTBUILDING 3



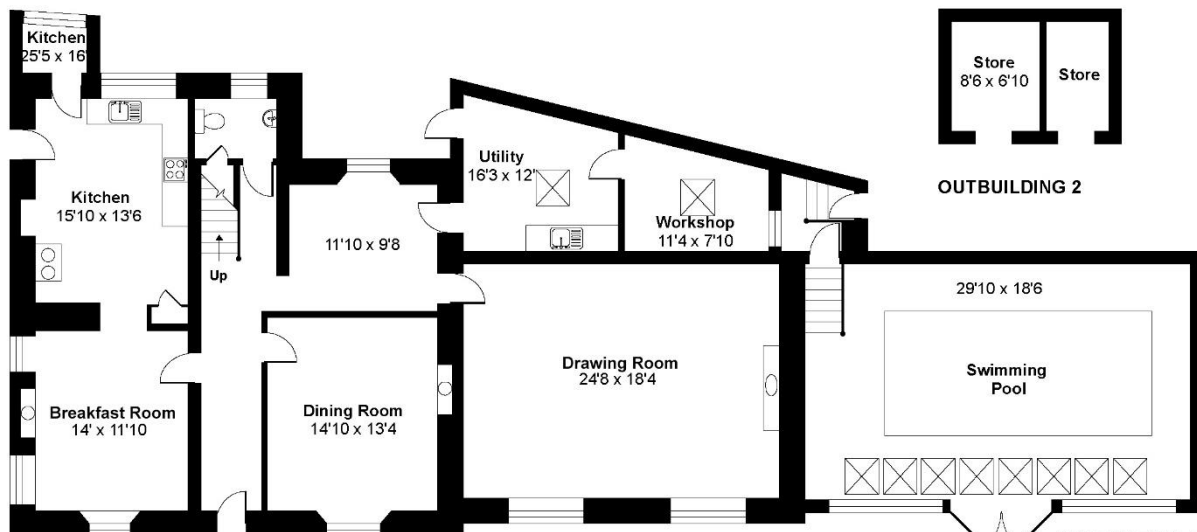
OUTBUILDING 4



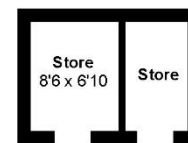
FIRST FLOOR



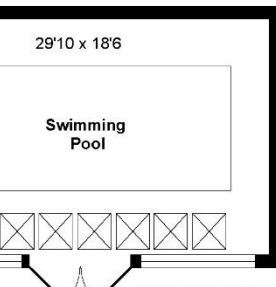
SECOND FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Lillcrap & Chilcott. REF: 855473

