



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9008

Offers over £895,000

Palm Villa,
43 Trelissick Road, Hayle, Cornwall, TR27 4HY

FREEHOLD



A very broad and impressive detached 5/6 bedroomed (2,900sq.ft.) colonial style property from the turn of the last century with a wealth of wonderful features including a full width veranda and 10' high ceilings, in beautiful very private gardens approaching 0.5 of an acre. Recently reroofed, the accommodation includes 3 reception rooms and a suite of rooms that could easily become a self-contained annexe, on arguably the best residential road in Hayle, a short walk from St Pirans private school, the railway station and the estuary.





SUMMARY OF ACCOMMODATION

Ground Floor: full width veranda, entrance lobby, reception hall, 50' long inner hall. Drawing room, dining room, sitting room, large kitchen/breakfast room with open-plan rear hall opening to the garden. Utility room, up to 5 bedrooms, 1 with concealed plumbing to be turned into a bathroom, 1 with sun room and dressing room having great potential to be used as part of an integral annexe. Bath/shower room.

First Floor: landing, studio/first floor sitting room opening onto a large balcony, store room, bedroom, wc. Various options for reorganisation into bedrooms and bathrooms.

Outside: gated driveway to the front and side of the house with secondary entrance. Trees and deep planted beds around the gardens for privacy. Extensive lawned garden to the rear with magnificent fir, cherry and magnolia trees. 3 large sundecks. Numerous outbuildings including a summerhouse, large glasshouse, store, 2 timber garage/workshops and a brick built period outbuilding. **In all, just under 0.5 of an acre.**

DESCRIPTION

Palm Villa is an extremely impressive and very elegant, detached colonial style property constructed circa 1902 of brick under a slate roof with hipped corners and gables to the front and to either end. A full width veranda stretches right across the front of the building supported by timber pillars over attractive period tiling. A balcony resides over an elegant entrance with matching large bay windows to either side and further huge sash windows beyond. This is a style of building that is extremely rare and in this particular instance is of

the highest architectural merit which is continued throughout the interior with 10' high ceilings on the ground floor, four near symmetrically sized rooms across the front, high skirting boards, beautiful mouldings and feature stained glass windows including an internal one off the incredibly impressive full width of the building inner hall.

In the last couple of years certain significant works have been undertaken at Palm Villa including a new mains gas boiler and re-slating the entire roof with new felt, lead detailing and rebuilding of the chimneys where necessary. Parts of the accommodation have been redecorated and the property is now in well presented order.

The accommodation is extensive and adaptable with various rooms having potential to either be bedrooms or reception rooms on both the ground and first floors. Currently three of the four large rooms across the face of the building are superb reception rooms being a drawing room, dining room and sitting room whilst the other is a grand bedroom. In the centre at the rear of the building with its own vast sash windows overlooking the garden, is a large contemporary kitchen/breakfast room with oak flooring and a mixed wood and flush fronted grey range of units with Miele appliances including a steam oven. Off this is an open-plan hall opening to the garden and a utility room.



At one end of the hall is a suite of rooms that could easily be considered as a guest wing, consulting rooms or an annexe and these can include the sitting room, what is currently the superb main bath/shower room and a bedroom with its own sun room and dressing room off. At the other end of the building to the side and rear are three further rooms, one of which has concealed plumbing in place for it to be fitted out as a further large bath/shower room. The upper floor also has adaptable usage including an enormous room opening onto the balcony at the front. In addition, there is a wc, bedroom, very large store room with its own window and an additional eaves store room. There is very obvious potential to create more bathrooms or bedrooms at this level if other rooms downstairs were repurposed.

The grounds surrounding the house fit its status as one of Hayle's most prestigious properties and they extend to just under 0.5 of an acre enjoying a very high degree of privacy throughout. The driveway enters between granite capped gate piers and splits to the front and side where it leads to a collection of period and more modern outbuildings. This area is well screened from the large lawned garden by deep and beautiful planted beds. Numerous superb specimen trees make features in the garden and there are three decks enjoying differing outlooks and the sun throughout the day.



Houses of this style and quality are almost not existent in Cornwall and it is particularly pleasing to find that Palm Villa has retained the features of the period although much of the house has been updated. To find a house of this scale and importance, in sizeable very private gardens, quietly located on a very highly regarded road makes Palm Villa all the more enticing as does its proximity to an excellent private primary school, the mainline railway station, the waters of the Hayle Estuary and the many shops and services in Hayle.

LOCATION

Trelissick Road is a revered location not only in Hayle but across West Cornwall as it is quiet, secluded, well connected and very attractive with period houses and other large period buildings. It is just a short walk from the property to the numerous excellent facilities in the town including supermarkets, local retailers, doctors, dentists, legal professionals, a local hospital, private and state schooling and a mainline railway station. In addition, the A30 expressway passes around the outside of Hayle giving quick access throughout the county and to the motorway network at Exeter as well as to the surrounding glorious countryside and coastline.

The beaches around the estuary mouth are within walking distance, being ideal for a variety of water sports and protected by lifeguards during the season. On the other side of the estuary is the West Cornwall Golf Club overlooking St Ives Bay and there are also many wonderful walks through the nearby sand dunes. It is only about 10 minutes' drive to the south coast beaches around Marazion where one will also find the world famous St Michael's Mount. St Ives is also only about 10 minutes' drive away and here one will find a picture postcard harbour surrounded by quaint streets filled with cafés, restaurants and art galleries including Tate St Ives.



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

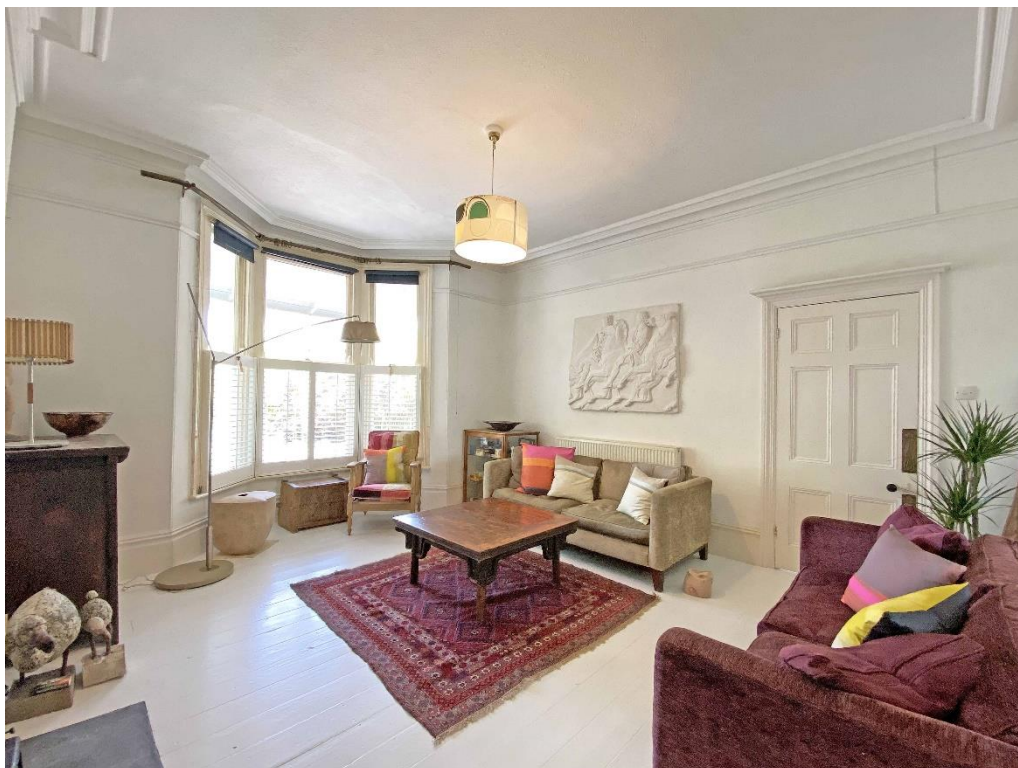
From the broad colonial style tiled veranda is a granite threshold which fronts an elegant period door set into a panelled and leaded glazed surround opening to:-

ENTRANCE LOBBY. Tessellated floor, matching leaded glazed panelling surrounding a half glazed door to:-



RECEPTION HALL. Painted floorboards, 10' high ceiling with beautiful mouldings including superb picture rails, cornice, door architraves with small canopies and archways opening to the 50' long inner hall. Leaded stained glass window creating a feature through to the kitchen. Symmetrical doors to the drawing room and dining room.

INNER HALL – 50' long overall. A real feature of this villa is the amazing central hall off which the rooms radiate. Painted floorboards, painted panelled doors and glazed doors, 10' high ceilings, mouldings, shelved store cupboard, digital heating thermostat. Turning staircase to the first floor with skylight over and understair cupboard below. One end of the hall has a door dividing it and the rooms off it into a suite which could potentially be used as an annexe or an opulent master bedroom suite.



DRAWING ROOM – 17'3" reducing to 15' x 14'3". 10' high ceiling with beautiful moulded cornicing, high skirting boards (as also found throughout the halls and formal reception rooms) and picture rails. Full height fire breast with a large woodburning stove set into a fireplace with slate hearth. Near full height of the room bay to the front with three sash windows and shutters to the lower parts. Secondary door to the inner hall, both doors having brass fingerplates which are a feature of the most desirable houses in the area.

DINING ROOM – 17'5" reducing to 15' x 13'. 10' high ceiling, mouldings matching those of the drawing room, bay window to the front also matching the drawing room with three sash windows and shutters to the lower portion. Painted floorboards, tiled open fireplace with painted mantel.



KITCHEN / BREAKFAST ROOM – 24' x 12'. Oak flooring, four sash windows overlooking the rear garden, 9'9" high ceiling, space for a large breakfast/dining table and further furniture. Grey flush fronted kitchen units under a concrete worktop with stainless steel 1½ bowl sink and drainer unit with brushed steel mixer tap and stainless steel splashbacks behind. Bespoke wooden island with drawers and matching shelf along the end wall. Miele appliances including a five burner stainless steel gas hob, integrated steam oven, conventional oven and multifunction microwave oven. Concealed integrated Bosch dishwasher. Opening to the rear hall and door to:-



UTILITY ROOM – 12' x 4'1". 10' high ceiling, obscured sash window to the rear, initial area ideal for a fridge freezer straight off the kitchen, worktop and space below for washing machine and tumble dryer, travertine flooring.

REAR HALL – 10' x 4'10". Vaulted white painted wood boarded ceiling with skylight, continuation of the oak flooring from the kitchen, wood door with porthole window to the rear deck and garden.

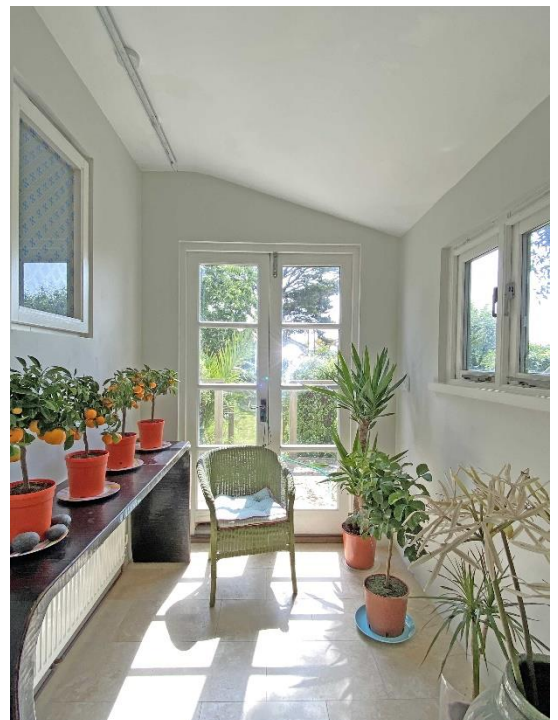
SITTING ROOM – 16' x 12'2" reducing to 11'8" at fire breast. 10' high ceiling, picture rails and high skirting boards, wide window with three sashes to the front each with shutters at the lower level. Painted floorboards, period double doors to a recessed shelved cupboard. Half obscure glazed door to the side with travertine tiled lobby.



BEDROOM 1 – 13'5" x 12'5" reducing to 9'6". This bedroom, the adjacent dressing room, sun room and bath/shower room can be used as a master bedroom suite which can also incorporate the previously mentioned sitting room if desired. 10' high ceiling, picture rails, areas of painted wood boarding to half height, sash window to the front, painted floorboards. Beautiful ornate fireplace. Opening to the dressing room and obscure glazed door to:-

SUN ROOM – 7'2" x 5'8". Pair of glazed doors opening onto a deck and overlooking the garden. Further window to the side, travertine tiled floor, ornate obscure glazed window lending light to the bath/shower room.

DRESSING ROOM / STUDY – 11'4" x 5'9". High monopitched ceiling with three roof windows, wide letterbox window to the side, wooden door with porthole window opening to



the rear deck, floorboards. This room is ideal as a dressing room but is easily large enough to be considered as a small sitting room (as used) or study.



BATH / SHOWER ROOM – 10'10" x 7'4". Stylishly fitted including a contemporary double ended bath with floor mounted chrome mixer tap and a walk-in glazed screened tiled shower enclosure with a chrome rain head mixer shower and additional hand shower. White wc, white pedestal wash basin, chrome heated towel rail with an additional electric element, travertine tiled floor and walls where necessary, obscure glazed window borrowing light from the sunroom.

BEDROOM 2 – 16' x 12'3" extending to 14'2". Three sash windows to the front, 10' high ceiling, picture rails, high skirtings, painted floorboards, period fitted wardrobes and cupboard.



BEDROOM 3 – 13'7" x 12'. Sash window overlooking the rear garden, painted floorboards, 10' high ceiling, picture rails, period fireplace, recessed period wardrobe with cupboard over.

BEDROOM 4 – 10' extending to 11'3" x 9'2". Sash window overlooking the rear garden, period fireplace, painted floorboards, 10' high ceiling, picture rails.

BEDROOM 5 (potential bath/shower room) – 13'5" reducing to 8'10" x 9'1". This room is currently used as a store room but could simply be used as a bedroom or as a bath/shower room as the plumbing has already been put in place under the floor and behind a panel on the wall to achieve this. 10' high ceiling, three obscure sash windows to the end gable, obscure half glazed door with a large glazed panel over lending light to the inner hall.



FIRST FLOOR

LANDING. Galleried over the staircase and lit by a roof window. Canopied ceiling edge, painted ceiling timbers, painted floorboards. Doors to a **walk-in airing cupboard with radiator and slatted shelving**, a **large loft store** in the eaves, a wc, studio/sitting room and bedroom 6.

WC. White wc, white pedestal wash basin with chrome taps and tiled splashback, white painted floorboards.

STUDIO / FIRST FLOOR SITTING ROOM – 25'10" x 8'6" extending to 16'6" into broad dormer. Part glazed double doors with surrounding windows opening onto a **BALCONY** to the front with views of the hills of west Cornwall and in the winter months, when the leaves are not on the trees, Lelant Saltings Estuary can also be seen. Period fireplace, painted floorboards, canopied ceiling edges with painted timbers. Doors to:-

STORE ROOM – 23'4" x 14'8" max. Broad dormer window to the rear with views over the garden and countryside. This large room is ideal for storage but could also be combined with the other rooms on this floor to provide different configurations.

BEDROOM 6 – 13' x 12'6". Broad window to the rear with three sashes overlooking the



garden and countryside beyond. Painted floorboards, canopied ceiling edges. This room is adjacent to the wc giving another possibility to create a further bathroom.

OUTSIDE

The house is set back behind granite topped walls with deep planted beds giving privacy and an attractive outlook from the front windows. Granite capped gate piers and double gates open onto a tarmaced drive sweeping across the front of the property and also along the side to the area between the outbuildings. Deep planted boundaries of trees, flowering plants and shrubs give privacy around the entirety of the grounds. One of the most attractive features of the property is its wonderful colonial



full width of the building veranda with ornate posts and tiled floor, with the veranda then continuing around either side of the front to the side gables. To the south west side a high timber fence with gate opens through to the side deck.



An expansive and level lawned garden is found to the rear with walls and planted boundaries including many beautiful beds containing lavender, agapanthus, bamboo, grasses, palms and much more besides. To the rear of the garden are apple trees and a deck. In the centre of the garden, creating a wonderful feature, is a huge cherry tree and a magnolia grandiflora with camellias in their shade. Immediately outside of the back door off the kitchen is a decked walkway and large decked terrace with corner posts to allow a canopy to be strung over it. On the other side of the cherry tree is a very large greenhouse with a water supply laid on. Also, across the rear and to the south west side of the house is a further deck built around the base of a large tree.

A sizeable modern **summerhouse** looks back over the lawn and enjoys the evening sun. To the side of this are two very large **timber workshops** and a further store. The most appealing of the **outbuildings** is made of brick with a pitched slate roof, thought to be of the same age as the house with granite thresholds below its four entrances including a pair of doors into the larger of the rooms. There are also two windows adding light.



To find all of this useable, private and well planned space enjoying a sunny aspect, in such a convenient location is particularly rare indeed. **In all, just under 0.5 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 – TR27 4HY.

SERVICES – Mains water, drainage, electricity and gas (To be confirmed).

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

DIRECTIONS – Heading west on the A30 from Truro take the exit into Hayle and drive through the town until passing beside the estuary on your right and then under a magnificent viaduct. Immediately after this take the first exit at the roundabout signed to Helston and begin rising up Foundry Hill. As the road begins to flatten out and bear to the left, turn right into Trelissick Road signposted to Paradise Park. Palm Villa will be found on the left hand side just after St Pirans School on the right hand side.

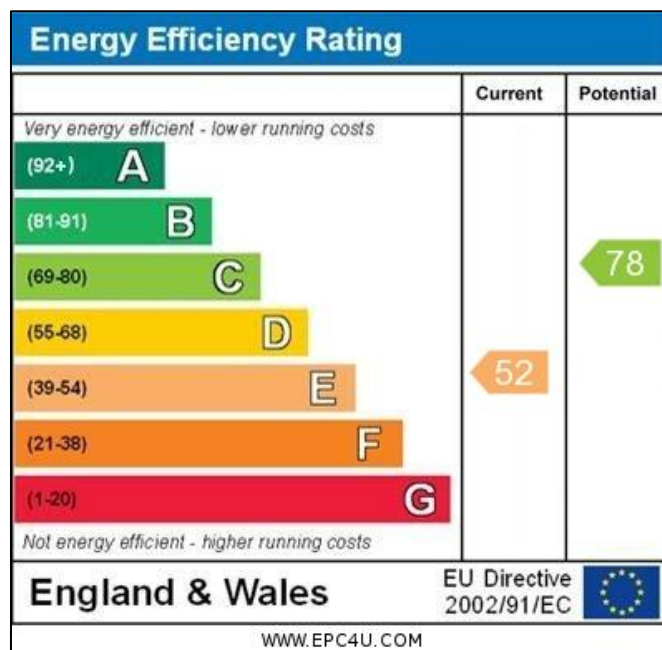
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

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.

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

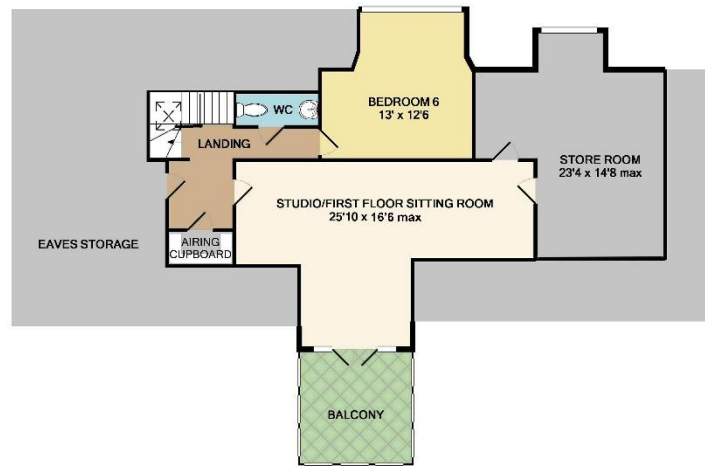
Approved Redress Scheme



Not to scale – for identification purposes only.



GROUND FLOOR



1ST FLOOR

PALM VILLA, TRELISSICK RD, HAYLE TR274HY
TOTAL APPROX. FLOOR AREA 2900 SQ.FT. (269.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

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

