



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9162

Offers around £550,000

Trebrill House,
Brill, Constantine, Falmouth, Cornwall, TR11 5QA

FREEHOLD



Enjoying a peaceful, rural hamlet location with lovely views out over fields and countryside to Falmouth bay in the distance; a charming, detached, 4 bedroom family home with 3 reception areas and a separate, self-contained studio apartment together with manageable private gardens, garaging and parking.



SUMMARY OF ACCOMMODATION

MAIN HOUSE

Ground Floor: glazed entrance porch, entrance hall, sitting/dining room, family room, kitchen/breakfast room, shower room.

First Floor: 4 bedrooms, family bathroom.

STUDIO APARTMENT – 32'8" x 15'6

Triple aspect studio room with separate bathroom, currently serviced by stairs and a Stannah stairlift (not tested).

Outside: attractive surrounding gardens with high hedges providing an excellent degree of privacy comprising lawned areas, two tarmaced parking areas accessed by vehicular gates from the road, decked areas to the rear overlooking countryside, integral garage.



DESCRIPTION

A charming and deceptively spacious detached 4 bedroom family home believed to have been originally constructed in the late 1920's and latterly extended in the 1980's and circa 2005. The property now offers an excellent mix of living and sleeping accommodation with

4 generously proportioned bedrooms, two of which have access to separate balconies providing views over miles of open countryside to Falmouth bay in the distance. There is also a double size family bathroom on the first floor off which is a useful eaves storage room.

On the ground floor a central, glazed entrance porch, provides access, to the left to the integral garage and stairs ascending to a separate self-contained studio apartment above, which has a 32'8" x 15'6" studio room with sitting room, dining room and bedroom space and at one end is a kitchen fitted with white gloss units and there is a separate bathroom.



The main accommodation is approached to the right of the glazed entrance porch with a separate door accessing a reception hall with a turning staircase to the first floor, off this is a large sitting/dining room which has a double glazed door opening onto decking and the rear garden overlooking countryside. There is a kitchen/dining room divided into separate areas with ample room for a table and chairs with the kitchen finished in wood units with integrated appliances and a small utility area at one end. There is a delightful dual aspect family room which has views over the gardens and surrounding countryside and an attractive period fireplace. The ground floor is completed by a shower/cloak room and there is an externally accessed covered storage area between the house and the annexe.

The property is approached from the road via two sets of wooden vehicular gates opening onto two asphalted parking areas with sufficient room for 2-3 cars. One of the parking areas provides access to a large integral garage which is 31'9" long and 9'9" wide with a wider workshop area to the rear. The gardens are made delightfully private by a mixture of walling and high hedging providing good privacy with the rear garden areas providing two, tiered

decking areas overlooking countryside. Behind the garage is a shingled area and greenhouse below. To the side is a triangular area of lawn with a summerhouse. The Studio Apartment offers a very useful addition for those with extended family or requiring an income stream.

LOCATION

This fine house occupies an elevated position in the rural hamlet of Brill which is set in lovely countryside between the bustling port of Falmouth and the Helford River. From the property's vantage point there are fantastic views over miles of surrounding countryside to Falmouth bay in the distance and the surrounding countryside is largely rural intersected by a myriad of footpaths and bridleways. Brill offers the Tolman Community Centre and doctors surgery. There are three well regarded inns/eateries nearby, the Trengilly Wartha, Brill-Slice and The Potager.



To the south lies the Helford River for the yachting and pleasure boat enthusiasts which provides excellent pottering along its creeks and the main river which opens onto Falmouth

bay and has a sailing club at Port Navas. Helford River was immortalised by the author Daphne Du Maurier in her book Frenchman's Creek. To the north east lies the bustling port of Falmouth which provides an excellent retail base with assorted shops on its high streets and side streets, surrounding trading estates and supermarkets. The port offers marinas, chandlers, moorings and an active yacht club all enjoying access to the large, safe estuary sailing water of Carrick Roads at the mouth of the Fal River.

There are lovely walks to be enjoyed along the creeks of the Helford River to the south through tracts of farmland and woodland between Brill and Falmouth and day to day shopping facilities are offered by the local villages of Mawnan Smith, Rame and Constantine which has two shops. There is primary schooling available in Constantine with secondary schooling at Falmouth, Helston, Mullion or Penryn with Truro College, Helston or Mullion providing sixth form schooling. Constantine primary school also has an attached nursery which we understand, has recently achieved an outstanding Ofsted report.

The network of lanes provides easy access out to the A394 which links Helston and Falmouth. There is easy access from here to the A30 which is Cornwall's main arterial road providing access southwards to the coastal resorts of Penzance and St Ives, all the Atlantic coast beaches where there is excellent surfing, bathing and kite surfing and northwards remains largely dual carriageway all the way to Exeter where it joins the national motorway network.

To the north is Cornwall Airport Newquay providing daily shuttle flights to a variety of UK cities and some European destinations. There are train stations at Falmouth, Truro and Redruth all of which provide a connection to London Paddington with approximate travel time of 4½ hours.

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

TREBRILL HOUSE

UPVC partially glazed door opening onto:-

COMMUNAL ENTRANCE PORCH. To the left is the annexe and to the right is the main house. There are double glazed windows all along one side overlooking the front garden, radiator and a partially double glazed uPVC door into the main house.

ENTRANCE HALL. Divided by an archway with the inner section having a turning staircase ascending to the first floor with built-in understairs storage cupboard. Two radiators. Doors off to:-

SITTING ROOM / DINING ROOM – 24'2" x 11'8". A lovely light room at one end of which is a double glazed door and large adjacent window, opening onto a



raised area of decking with lovely views over countryside. Two electric night storage heaters, TV aerial lead, radiator.



FAMILY ROOM – 17'6" x 9'9". Dual aspect with large double glazed picture windows overlooking the garden, attractive period style fireplace with ornate inner metal surround and hearth with tiled slips and outer timber surrounds with mantel, radiator, three wall light points.

KITCHEN / BREAKFAST ROOM (L-SHAPED) – 20'9" x 10' plus 10' x 7'. Divided into two distinct areas the first of which is the:-



BREAKFAST AREA. Ample room for table and chairs, radiator, large double glazed picture window overlooking the front garden.

KITCHEN AREA. The kitchen is fitted with a range of oak fronted cabinets comprising base level cupboards and drawers with further matching wall cupboards and surrounding laminated worktop surfaces and one full height unit. A range of

integrated appliances includes a four ring ceramic hob with illuminating filter hood above, double oven/grill, space for dishwasher, single drainer stainless steel sink unit with mixer tap, double glazed picture window overlooking the side garden, space for a large American size upright fridge freezer, radiator. Partially glazed door to side garden. Utility area with freestanding Grant oil fired boiler to supply domestic hot water and central heating, two double glazed windows, worktop surface with room for appliances below.



SHOWER ROOM. Fully tiled shower cubicle with fitted shower, low level wc, pedestal wash hand basin, double glazed window, built-in storage cabinet, chromium ladder radiator/towel rail.

From the entrance hall a turning staircase with period wooden handrail, newel posts and banisters, ascends to a:-

PARTIALLY GALLERIED T-SHAPED LANDING. Range of fitted bookshelves, large arch topped double glazed window over the stairwell flooding it with light, radiator, loft hatch access. Doors off to:-

BEDROOM 1 – 17'8" x 10'. Dual aspect with double glazed French doors opening onto a paved balcony overlooking the side garden and providing far reaching views. Large double glazed picture window to the front with panoramic countryside views over the Lizard Peninsula (a designated Area of Natural Beauty) and the sea in the distance, radiator, exposed wooden floorboards, attractive period fireplace, picture rails.



BEDROOM 2 – 12' x 10'7". Double glazed French doors open onto a large paved balcony with galvanised safety rails which provides panoramic views. Double wardrobe recess.



BEDROOM 3 – 12' x 7'7". Large double glazed picture window, radiator, double wardrobe recess.

BEDROOM 4 – 10'6" x 7'. Double glazed window, radiator.

BATHROOM – 13'2" x 9'5". Walk-in shower area with waterproof flooring and floor drain, tiled wall surrounds and fixed glazed screen to the side, large oval white bath with mixer tap at one end and tiled wall splashback, wash hand basin set between two vanity cabinets with tiled splashback, electric shaver point and wall mounted mirror above. Low level wc, two double glazed windows. Door to large walk-in eaves storage area. Vinyl flooring, ladder radiator/towel rail, attractive period fireplace.



STUDIO APARTMENT

From the communal entrance hall a part double glazed panelled door opens onto a:-

HALLWAY. Radiator with thermostatic control, door to integral garage and stairs ascending to the:-

STUDIO APARTMENT – 32’8”,
narrowing to 25’8” x 15’6”
(including the stairs). A lovely

triple aspect room with a large double glazed picture window facing panoramic views over open countryside to the sea. The room is divided into various sections including a bedroom area, sitting room and dining room, there are three radiators, inset ceiling downlighters, two skylight windows, two loft hatch accesses and at one end is a fitted kitchen comprising base level white cupboards and drawers with further matching



wall cupboards and surrounding granite effect roll edged laminated worktop surfaces, inset single drainer stainless steel sink unit with mixer tap, electric cooker panel point, space for upright fridge freezer. There is a fitted Stannah stairlift which can be removed if required and has not been recently tested. Door to:-

BATHROOM. White suite comprising a panel enclosed bath with mixer tap and shower attachment, tiled wall surrounds and toiletry shelf at one end, low level wc, pedestal wash hand basin, chromium ladder radiator/towel rail, opaque glazed window, inset ceiling downlighters and extractor fan, radiator.



BOILER ROOM. Freestanding Grant oil fired boiler to supply domestic hot water and central heating with large storage area below the stairs ascending to the studio.

OUTSIDE

The front of the property is approached from a quiet lane through a rural hamlet with two sets of twin, timber vehicular gates opening onto two separate asphalted driveway areas

providing parking for up to three cars. The left hand parking area also provides access to the integral garage.



INTEGRAL GARAGE – 31'9" x 9'9". Remote controlled electric roller shutter door to the front, opaque glazed window to the side and partially glazed door and a window at one end providing natural light to the interior. At the far end of the garage the room extends slightly to one side to create a utility area with space and plumbing for washing machine and a range of fitted shelving, radiator. From roller door to:-

A stone boundary wall and high hedging at the front provides good privacy as do the gates and fencing. A path leads round to a side garden on the right hand side which has a shingled sitting/plant pot area giving way to gently sloping lawn which rises up through a trellis to a further garden area beyond with a timber summerhouse to one side and well planted flower and shrub bed borders backed by walling and hedging providing very good privacy. The path continues down the back of the house through a shingled potting area to a two tier area of decking at the rear of the house accessed from the sitting room/dining room. Between the house and the annexe is a very useful covered storage area and steps descending to a concreted patio area accessed from the glazed door at the back of the garage. Below this is a further shingled area with greenhouse, virtually the entire property is surrounded by high hedging.



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 – TR11 5QA.

SERVICES – Mains water, mains electric, mains drainage. Oil fired central heating.

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

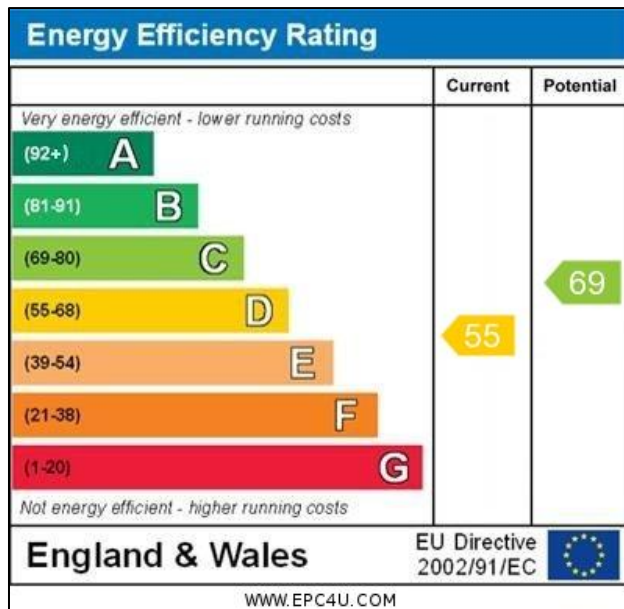
DIRECTIONS – From Truro follow the A39 to Falmouth and the Treliever roundabouts. Turn right at the second roundabout onto the A394 towards Helston. Proceed through Longdowns, Rame and Edgcumbe and as you exit Edgcumbe take the left hand turning towards Gweek and Constantine. Follow this lane for .7 of a mile and then turn left towards Constantine, follow this road for 1.6 miles and at a T-junction turn right and Trebrill House is the second house on the left hand side with two sets of twin opening wooden vehicular gates adjacent to the road.

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.

Trebrill House, Brill, Constantine, Falmouth

Approximate Area = 2720 sq ft / 253 sq m (includes garage)

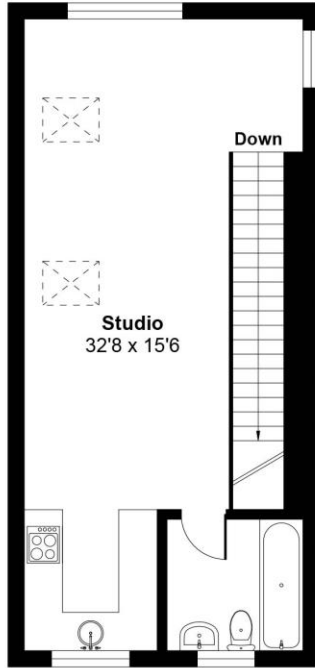
Limited Use Area(s) = 51 sq ft / 5 sq m

Total = 2771 sq ft / 257.4 sq m

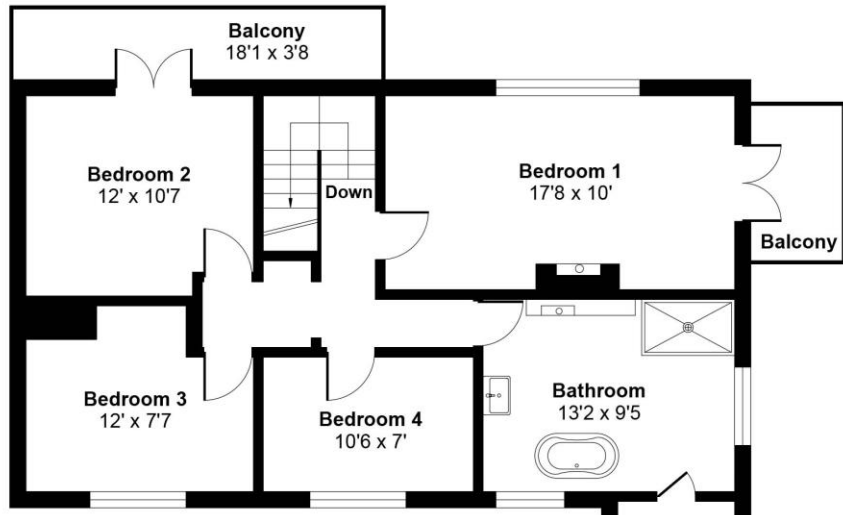
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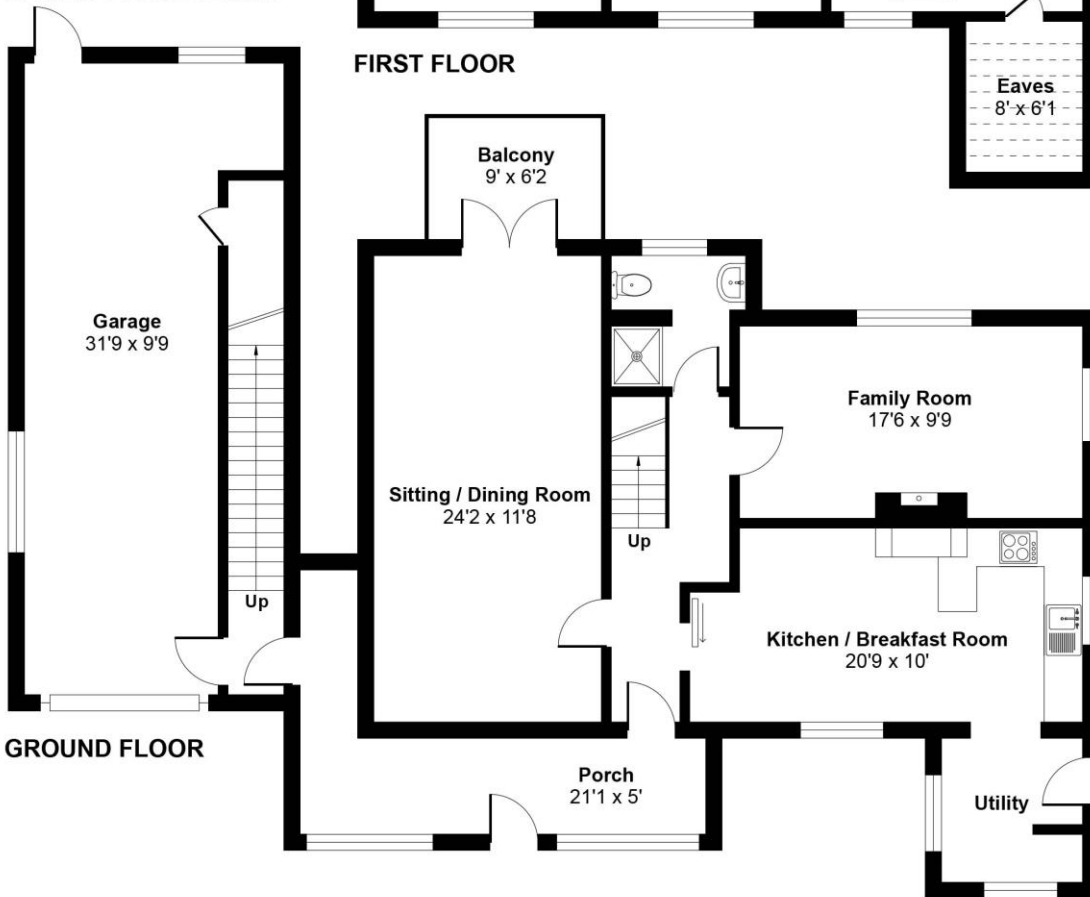
Denotes restricted head height



GARAGE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



