



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9403

Offers around £350,000

**Condurro Cottage,
St Clement, Truro, Cornwall, TR1 1SZ**

FREEHOLD



In an unimaginably pretty hamlet with stunning riverside walks immediately outside the door, a gorgeous Grade II Listed thatched, attached 2 double bed roomed cottage with parking and south facing terrace overlooking the water. An exquisite property appearing to be well cared for that would now benefit from decorative updating, in a tranquil location that feels as if time forgot it, yet only 2 miles from Truro city centre.





SUMMARY OF ACCOMMODATION

Ground Floor: 25' open-plan sitting and dining room, dated kitchen, side hall, wc.

First Floor: landing, 2 bedrooms, shower room.

Outside: car parking beside the cottage. Planted beds and small areas to the front of the cottage. South facing terrace overlooking the river.

DESCRIPTION

Condurro Cottage is a quintessential Grade II Listed thatched double fronted cottage, in one of the most idyllic small riverside hamlets anywhere in Cornwall. The fact that this hamlet is also only 2 miles from the centre of Truro makes it all the more desirable.

According to the Listing, the cottage is of 18th century origin with a 20th century extension to the inland side. It also notes the Cornish cast iron range and (washing) copper, which stands beside the range in the sitting room. The property is awash with period features including multi pane windows with window seats or deep reveals, a further fireplace, a panelled central staircase in the open-plan ground floor room, exposed beams, painted wood panelling creating the rooms of the first floor and some exposed timbers. The original

cottage has evidently been extended creating a light filled shower room on the first floor and a kitchen, side hall and wc on the ground floor. It would appear to make sense to reorganise these rooms to construct a larger more modern kitchen, subject to all necessary consents.

The property has evidently been looked after well by our clients' family including rethatching during their ownership and more recently replacement of the ridge and general thatch maintenance in 2021. The interior would now benefit from redecoration allowing a new owner to place their own stamp upon the property and add value. Condurro Cottage will be easy to live with day to day as it has its own parking, with additional parking for guests available only about 50 yards away in



the small car park at the head of the creek. One will also want to sit and enjoy the spectacle of the rising and receding tidal waters, wading birds, swans and ducks and Condurro Cottage has a perfectly sized elevated slate terrace facing to the south over these tranquil waters to the wooded banks beyond. There are various planted beds to the front adding to the picturesque nature of the property.

It is likely that the cottage would have had an interesting history, part of which being that it is believed that Guy and Helena Sanders lived in the cottage from 1969 when they returned home to Cornwall after living in Venice for the previous 5 years during which time Guy successfully applied for and became a licenced gondolier. On return to Cornwall they brought his gondola back with them over the Alps and it became quite a local attraction on the Tresillian river being used for pleasure trips for paying guests, wedding parties and other events. So famous did it become, that Guy and his gondola were even featured in the Sunday Times! Importantly Helena Sanders was a humanitarian, activist and even founded the Cornish political party Mebyon Kernow that she led for 4 years from 1951. An opera based on their lives has been performed by the Duchy Opera at Park House, in the countryside just behind St Clement. The cottage is now ready for a new owners story to begin.





LOCATION

The hamlet of St Clement is filled with a mix of differing styles of period property, many of them thatched, either being set around the head of a small tributary creek opening into the Tresillian river or around the church at St Clement's heart. The wide tidal Tresillian river flows past St Clement with spectacular walks leading away along the river's edge in both directions. The walk to the north links to Tresillian along a broad, mostly flat and well metalled trail ideal for cyclists and dog walkers alike with various spots to stop overlooking the water. To the south a more adventurous path leads through the wooded banks around to Malpas where there are boating facilities and the Heron Inn.

St Clement feels as if it is from a bygone era yet is amazingly only about 2 miles to the centre of Truro, Cornwall's capital city. Truro has the widest selection of local and national retailers, cafés and restaurants of anywhere in Cornwall set around the delightful cobbled Georgian and Victorian streets encircling the grand cathedral. Truro has a mainline railway station on the Penzance to London Paddington line, the county's main hospital and schooling for all ages including various private options. Both the north and south coasts are easily accessible from this central location.

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

A stable door with small window set centrally to the front of the historic part of the cottage opens to:-

SEMI OPEN-PLAN SITTING AND DINING ROOM – 25'6" x 12' overall. Divided near centrally by the staircase with panelled sides and store cupboard below. Two period windows to the front, both with window seats allowing an outlook to the head of the creek with trees and countryside beyond. Painted beamed ceiling (6'2" min.). White painted stone walls. Fireplaces to either end of the room, one housing a Cornish range with washing copper beside in a recess with cabinet over. Recessed shelving, recess with a door no longer in use. Painted period door to:-



KITCHEN – 8'10" extending to 11'6" x 6'2". A range of dated kitchen units with stainless steel sink and drainer and chrome taps, tiled splashback, extractor fan. Space for appliances. The kitchen and the following rooms appear to have the potential to be opened up into a much larger and lighter space, subject to all necessary consents and building regulations. Door to:-



SIDE ENTRANCE HALL. Additional door to the front, two windows, space for shelving.
Door to:-

WC. Obscured window, white wc, white wash basin with chrome taps and tiled splashback.
Extractor fan.

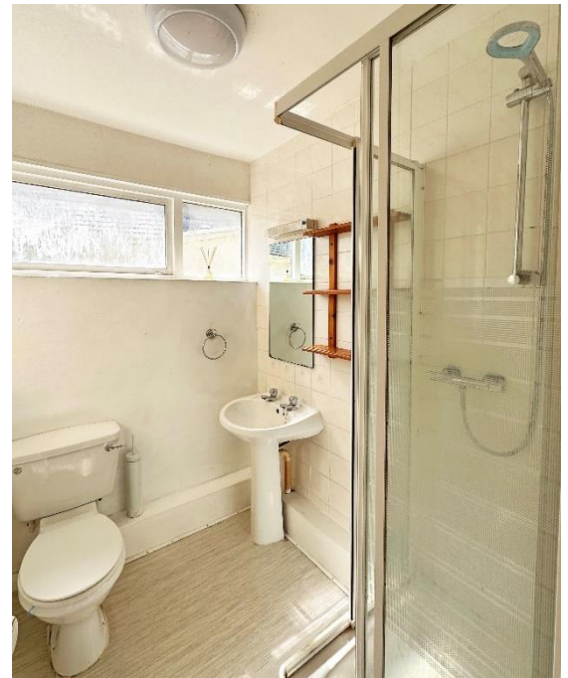
FIRST FLOOR

LANDING. A long landing to the rear of the cottage extending into the more modern section. Painted wood panelled walls in part, part monopitched ceiling with painted timbers. Area where the landing broadens with an obscured window. Digital heating controller, airing cupboard housing the electric boiler supplying the hot water and heating needs of the cottage. Doors to:-

BEROOM 1 – 14'5" x 12'3" max. Dual aspect including a window to front in a deep reveal overlooking the head of the creek and a smaller eye level window looking straight across the Tresillian river to countryside beyond. Full wall of fitted wardrobes, painted panelling to one wall, exposed floorboards, fire breast.



BEDROOM 2 – 9'7" x 9'2". Window to the front with an oblique outlook to the head of the creek. Part canopied ceiling with painted timbers, painted wood boarded ceiling and two painted panelled walls, one with curtained wardrobe. Exposed floorboards, fitted vanity shelf.



SHOWER ROOM. Glazed screened and tiled shower enclosure with chrome mixer shower. White wc, white pedestal wash basin with chrome taps. Broad high level windows, wall tiling where necessary, recessed shelving, striplight with electric shaver socket over the wash basin.

OUTSIDE

The no-through lane that turns into the picturesque walk to Tresillian gives access to a parking area to the side of the property. A pedestrian gate opens from here onto a path over which Condurro Cottage has a right of way to access its frontage with a short flight of slate topped steps leading up to a glorious southerly facing terrace, positioned above the parking area with shrubs between them. From this terrace there is a panoramic view across the river and tidal inlet to the treelined banks and woodland beyond.





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 – TR1 1SZ.

SERVICES – Mains water and electricity. Private drainage. Electric boiler providing hot water and heating via radiators.

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

DIRECTIONS – Proceed down the hill into St Clement and park in the small carpark at the head of the creek. Continue on foot for about a further 50 yards where Condurro Cottage will be found on the left hand side. Please note that it does have its own parking immediately beside it.

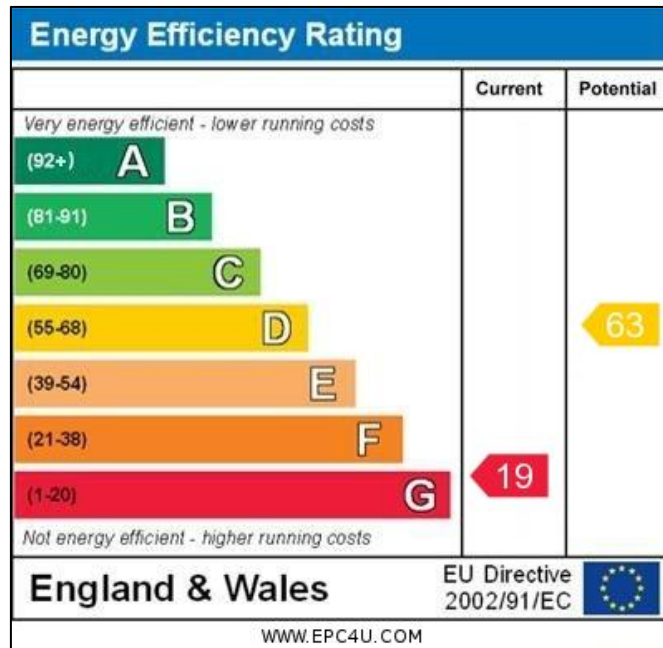
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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

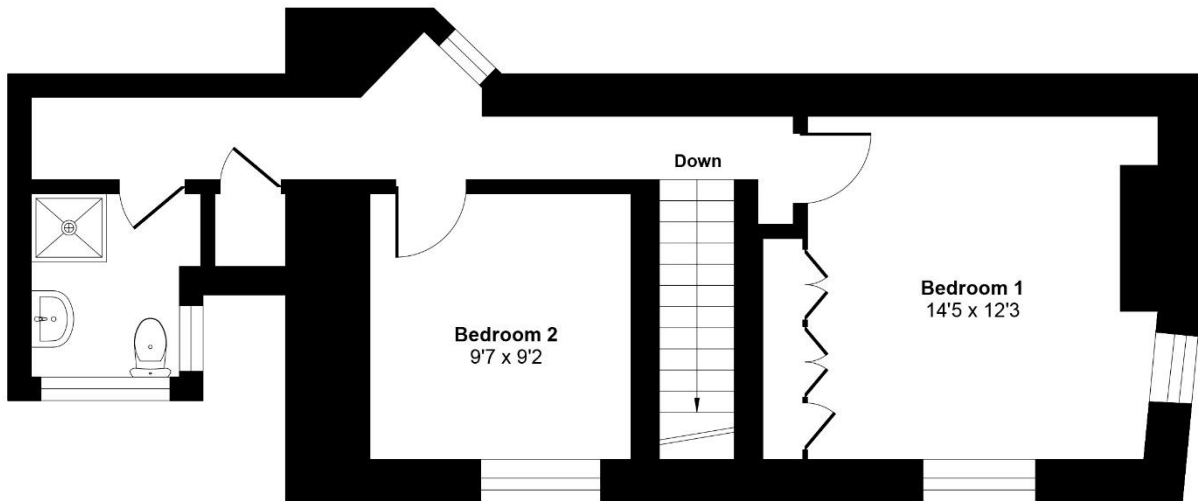


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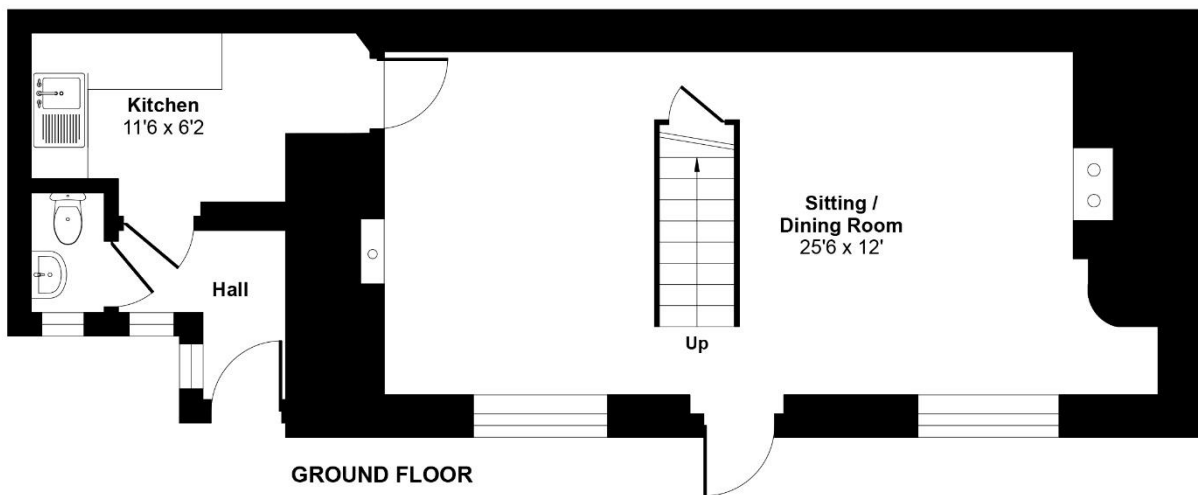
Condurro Cottage, St. Clement, Truro

Approximate Area = 931 sq ft / 86.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Lillcrap Chilcott. REF: 988831

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KEY: Blue shaded area is Condurro Cottage and is the extent of what is being sold.
 Green shaded area shows a right of way in favour of Condurro Cottage for access.
 Red shaded area is Condurro House.

