



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9420

Offers over £1,000,000

Roskief,
St Allen, Truro, Cornwall, TR4 9QX

FREEHOLD



An exemplary, immaculately presented, detached 4 bedroomed modern country house just a few minutes' away from Truro city centre, yet set against the backdrop of splendid rolling countryside. With a long private driveway serving just one other property, with extensive driveway parking, garage, stable block and studio, well established lawned level gardens and adjacent field enclosure – all with superb countryside views extending to just over 5½ acres.





SUMMARY OF ACCOMMODATION- In all, about 1,866sq.ft. plus 2,401sq.ft. of outbuildings

Ground Floor: entrance hall, sitting room, open-plan kitchen/dining/garden room, utility room, rear hall, shower room.

First Floor: galleried landing, 4 double bedrooms (2 with en-suite shower rooms), further family bathroom.

Outside: extensive driveway serving just Roskief and one other property, teardrop shaped in and out gravel driveway providing parking for numerous vehicles, large level lawned front, rear and side gardens, adjacent field enclosure. Adjacent detached modern stable block providing stabling, tack room, hay store with a workshop/games room over.

In total, about 5.5 acres.

DESCRIPTION

Roskief was built by our clients in 2010, to exacting standards with attractive stone faced elevations, a broad symmetrical façade, spacious high quality accommodation, within blissful rolling countryside and set within approximately 5½ acres. An exceptionally

practical, versatile family home within stunning surrounds, just a few moments from Truro city centre.



Offering extensive and immaculately presented accommodation with an impressive initial entrance hall, serving a triple aspect large sitting room with log burning stove, leading through to an exceptionally spacious open-plan kitchen/dining/garden room with a beautifully appointed kitchen and much glazing and external doors leading out to the gardens beyond. From here a large and practical utility room, rear hall and well appointed ground floor shower room. To the first floor, an impressive galleried vaulted landing serving all four bedrooms, two of which with en-suite shower rooms plus a beautifully appointed family bathroom.

Outside, the gardens and its setting are an absolute delight, an exceptionally long driveway from the quiet country lane leads to just Roskief and one other property beyond (under construction), with the driveway to Roskief forking off into its own beautiful, private grounds with a teardrop shape gravel driveway wrapping around the house, interspersed with large level lawns and beautifully planted beds. To the rear of the house alongside its broad expanse of level lawn, is a detached modern stable block with stabling, tack room, store room, hay store and garaging, with a children's game room/workshop on the first floor. Adjacent to the gardens, bordered by post and rail fence is a largely level field, and in total extends to about 5.5 acres of gardens and grounds.

LOCATION

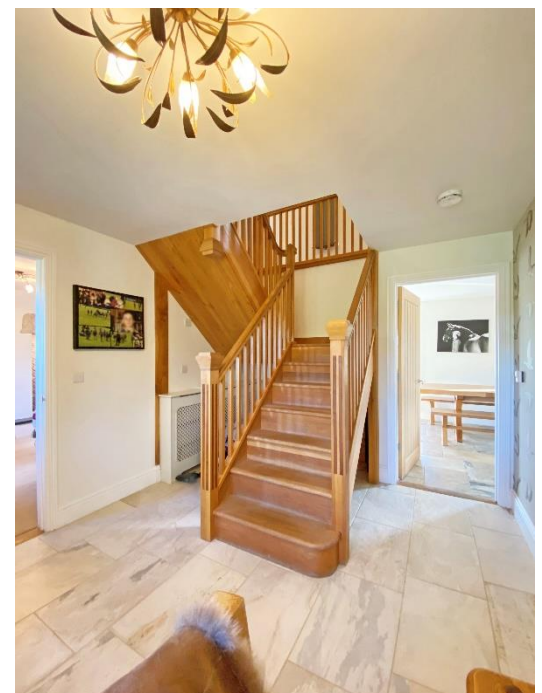
Roskief is idyllically situated on the rural fringes of Truro in the small farming hamlet of St Allen, just a short distance away from the city centre. St Allen is also within a short drive of the pretty hamlet of Idless and public woodland that is much enjoyed by walkers, dog owners, horse riders and cyclists, as well as being very accessible to the Royal Cornwall Hospital Treliske, and also to the A30 for getting around Cornwall and to the rest of the country beyond.

All of the facilities of Truro are on the doorstep, and this is an ideal family home with a short commute for children socialising or schooling. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers amongst its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served most varied evening entertainment centre, with a large variety of differing restaurants and bars along with a cinema and the successful, recently refurbished Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sport centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is just a short drive to either the north coast for surfing or the Carrick Roads, on the south coast for sailing.

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

Open oak covered entrance porch leads to the front door with matching fixed glazed panels to either side, leading into the welcoming entrance hall, which in turn serves the sitting room and into the open-plan kitchen/dining/garden room.



SITTING ROOM – 20'4" x 17'9". A delightful triple aspect room with double glazed windows on the front, side and rear elevations overlooking the surrounding gardens and countryside beyond. Lit by feature ceiling pendant lights, wall lights and inset lights within the feature focal fireplace with granite lintel, herringbone brick surround and slate hearth with a freestanding Clearview log burning stove. From here and the entrance hall, doors open to the open-plan kitchen/dining/garden room.



KITCHEN / DINING ROOM – 22'3" x 20'11". A fantastic, dual aspect space with double glazed window to the front elevation in the kitchen area overlooking the front garden and initial entrance driveway, with the dining area having a pair of full height glazed patio doors opening out to the rear garden, with a wide square arch into the garden room borrowing much natural daylight from its triple aspect. The **kitchen** is beautifully appointed with a range of matching fitted wall and base units with gloss dove grey door and drawer fronts under high quality granite worktops and upstands. Fitted with a broad feature black Aga and a range of integrated appliances. The kitchen is open-plan to the dining room and all of which are lit by a range of LED downlights and pendant lights over the dining area – with the dining area leading through a wide square arch into:-





GARDEN ROOM – 15'1" x 11'2". An impressive space with open vaulted oak frame and glazing on three sides, flooding in natural light, with the full height glazed doors on the rear elevation opening out to the garden.

Beyond the kitchen, a rear hall with stable door leads out to the garden, a spacious and practical utility room as well as a well appointed ground floor shower room.

From the entrance hall, a turning staircase ascends to:-

FIRST FLOOR

GALLERIED AND VAULTED LANDING. Doors lead to all four bedrooms.

BEDROOM 3 – 12'9" x 7'6". Positioned to the front of the house with broad double glazed windows overlooking the front garden and surrounding countryside, with a high monopitched ceiling.

BEDROOM 4 – 11'9" x 7'6". Positioned to the front of the house with broad double glazed windows overlooking the front garden and surrounding countryside, with a high monopitched ceiling.

BEDROOM 1 – 12'9" x 10'9". Positioned to the rear of the house, a spacious double bedroom with high monopitched ceilings, double glazed windows overlooking the rear garden, field and rolling countryside beyond.

EN-SUITE SHOWER ROOM. Served by well appointed en-suite shower room.

BEDROOM 2 – 11'9" x 10'9". Positioned to the rear of the house, a spacious double bedroom again with high monopitched ceilings, double glazed windows overlooking the rear garden, field and rolling countryside beyond.



EN-SUITE SHOWER ROOM. Served by well appointed en-suite shower room.



FAMILY BATHROOM. Equally beautifully appointed with low level flush wc, pedestal mounted wash hand basin and panelled bath with handheld shower attachment, with an arch topped double glazed window to the front overlooking the garden, field and surrounding countryside.

OUTSIDE

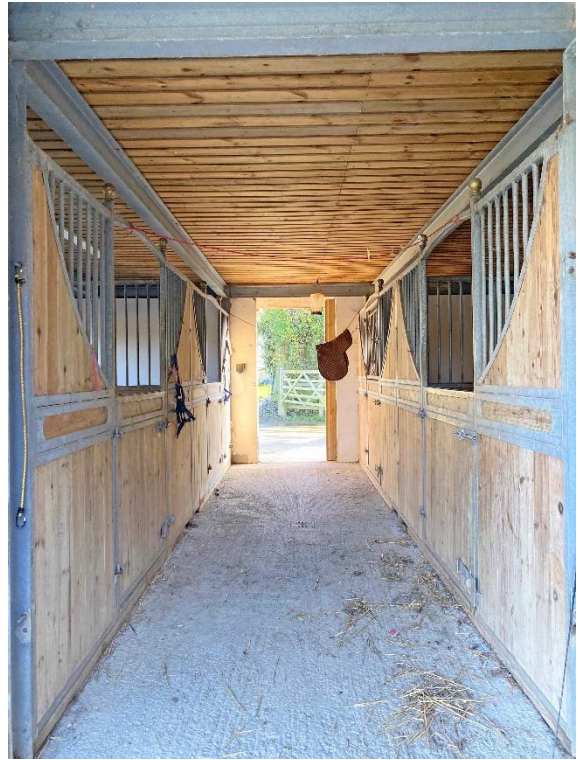


Approached off an extensive, long private driveway, with wraparound gravelled driveway providing parking for numerous vehicles, culminating at the rear of the house in front of a:-

LARGE, MODERN DETACHED STABLE BLOCK AND GARAGING. Providing sheltered stabling for four horses, tack room and storage plus fantastic garaging. All with power, light and water connected. To the side, a staircase ascends to:-

FIRST FLOOR

CHILDREN'S GAMES ROOM / WORKSHOP – 40'5" x 39'11". This room could be reutilised as a work from home space, or the entirety of the building, subject to necessary consents being repurposed as an annexe etc.



The gardens and grounds are one Roskief's finest features, with extensive totally private level lawned gardens, bordered by mature tree and hedged boundaries, in addition to the adjacent, mostly level field enclosure to the side, with a five bar vehicular timber gate giving immediate access.

In all, extending to approximately 5.5 acres.



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 – TR4 9QX.

SERVICES – Mains electricity. Private borehole water supply. Private drainage. Ground source heat pump.

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

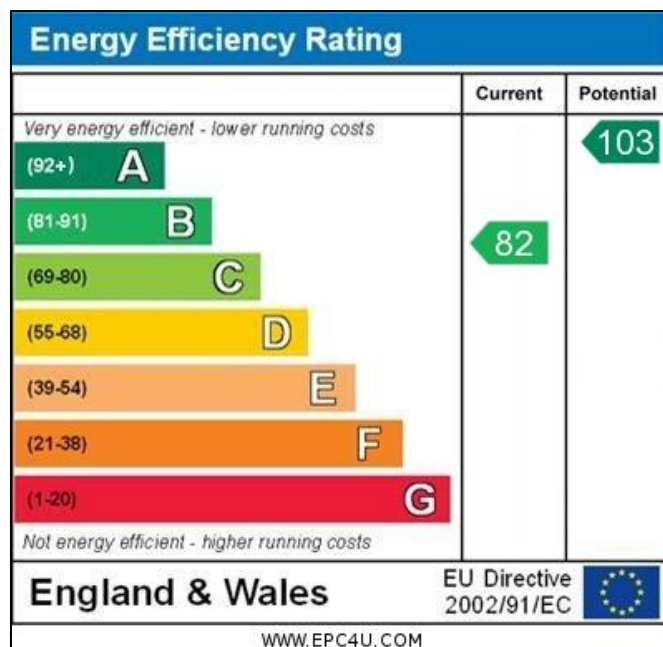
DIRECTIONS – On leaving Truro, via Kenwyn proceed out to the village of Shortlanesend, and in the heart of Shortlanesend, just after the small mini roundabout, take the right hand turning onto Ashley Road and proceed out into the countryside. After a little while, take the right hand turning signposted towards St Allen onto a quiet country lane and follow this country lane all the way to St Allen, and upon reaching the church, which will be immediately ahead of you, take the right hand turning onto a well metalled farm track. Continue down here to its culmination, where Roskief will be found on your 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.

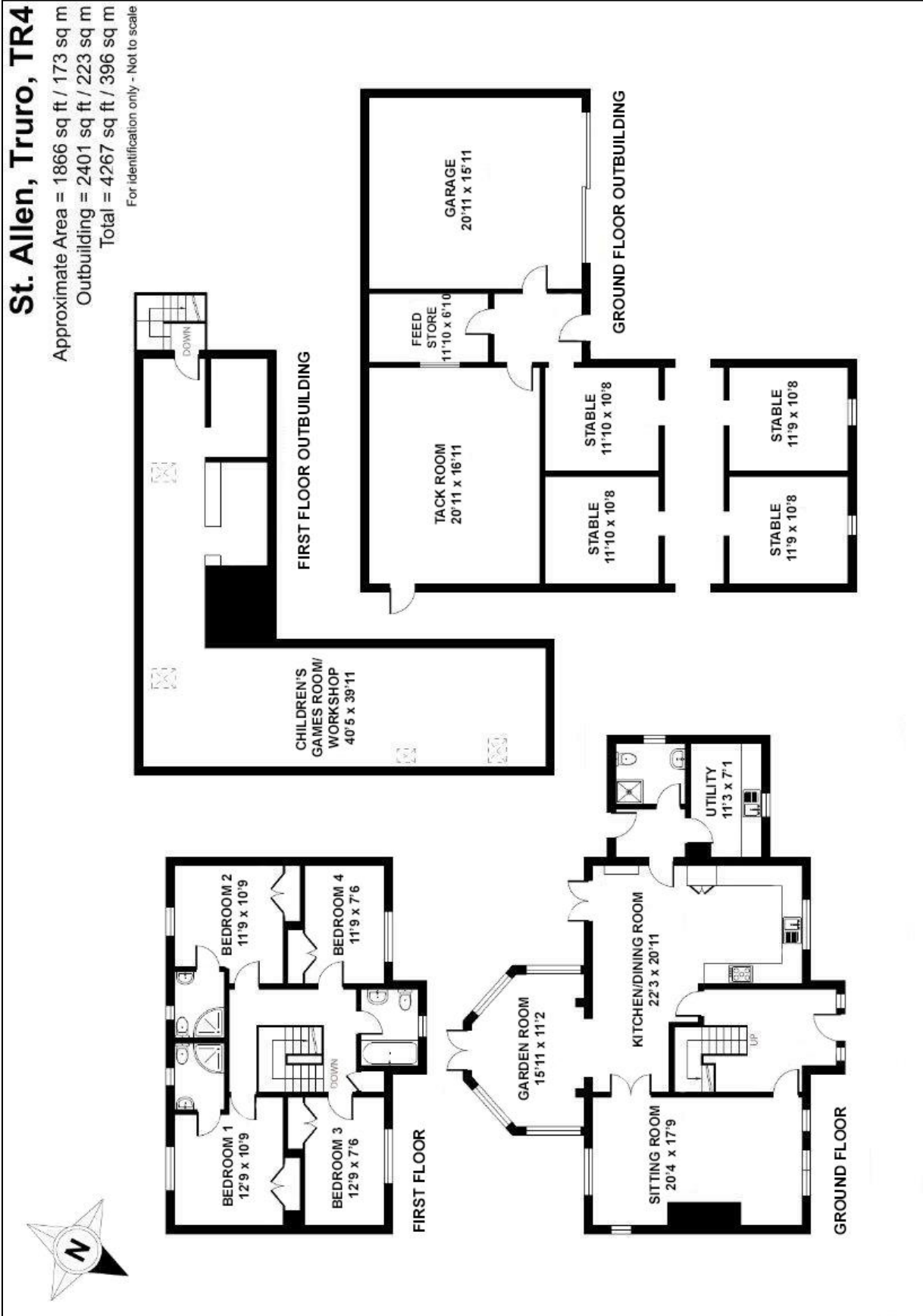
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



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



