



TRELEWICK

ST ALLEN, TRURO, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT





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An impressive and versatile country estate situated in idyllic rolling countryside in a private yet highly convenient location between the north Cornish coast and the cathedral city of Truro. Comprising a large 4 double bedroom modern farmhouse with integral double garage, set in meticulously manicured gardens of about an acre. Plus an array of both period and modern agricultural buildings including stabling, with about 94 acres of gently sloping pastureland.

SUMMARY OF ACCOMMODATION – In all, about 3,451sq.ft.

Ground Floor: large entrance hall, sitting room, family shower room, ground floor double bedroom, snug with inset Rayburn Royal stove, triple aspect dining room, kitchen with pantry storage and further large walk-in cupboard, rear hall with access to driveway, rear courtyard and garden, integral double garage, further wc and utility room.

First Floor: large landing with family bath/shower room, principal bedroom with en-suite bath/shower room, walkthrough dressing room and large double aspect bedroom overlooking the beautifully manicured front garden. 2 further double bedrooms both enjoying lovely views over fields and surrounding countryside.

Outside: driveway parking for numerous vehicles, integral double garage. Sweeping hedge lined crunchy gravelled driveway to the property with broad sun terrace with steps down to the meticulously manicured gardens with shaped hedging and a plethora of profusely stocked beds and borders with a stream fed pond at the lower level.

Around the house and gardens are 2 field enclosures of gently sloping pastureland of about 21 acres. On the opposite side of the 'quiet lane' the farmyard, comprising both period and modern agricultural buildings including stabling, with a further 8 field enclosures, in all a further 73 acres.

In all, about 95 acres.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com



Promap
LANDMARK INFORMATION

Getmapping plc 2017.

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Plotted Scale - 1:6500. Paper Size - A4



LOCATION

Trelewick is situated in a delightfully peaceful yet readily accessible position about 4 miles to the north west of Truro and about 2 miles to the south of the A30 express way. The property is surrounded by rolling agricultural land in deep wooded valleys and both the north Cornish coastline about 5 miles and the south Cornish coastline about 8 miles are within a short drive.

The cathedral city and county capital of Truro which is situated about 3 miles to the east provides excellent educational, recreational and shopping facilities and a mainline station to London. Truro has the benefit of having Treliske Hospital, one of the major hospitals in the south west and offers an excellent range of independent and state schools for children of all ages.

FOR SALE FREEHOLD

Rarely are such opportunities offered for sale, particularly those in such coveted, convenient central locations almost equidistant from the rugged north Cornish coast and the cathedral city of Truro.

Trelewick has been in the same family's ownership since 1965. The house itself is being offered for sale for the first time since construction in 1990. Built by a reputable local builder, and extended in 2008, Trelewick has beautiful Cotswold stone, mixed with attractive red brick and slate hung elevations and sits elevated in its manicured and profusely stocked gardens including a stream fed pond.

The extensive and versatile accommodation comprises an impressive entrance hall with turning staircase, principal living room, formal triple aspect dining room, family kitchen plus a snug sitting room with Rayburn Royal stove. To the rear of the kitchen is a utility room, wc, storage room and access to the integral double garage. Also on the ground floor is a guest bedroom plus a family shower room.

On the first floor there are 3 double bedrooms, the principal bedroom having an en-suite bath/shower room plus walkthrough dressing room, also on the first floor is a further family bath/shower room.







AGENT'S NOTE REGARDING PLANNING CONDITION

Trelewick is subject to an agricultural occupancy condition (AOC), the wording of which is as follows:-

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in Section 290 of the Town and Country Planning Acts, 1971, or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).

The Town and Country Planning Act 1971 definition of agriculture is as follows:-

'Agriculture' includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly.

For more information please call David Hoskings on 01872 273473.

OUTSIDE

Trelewick is approached via a sweeping hedged lined crunchy gravelled driveway and offers parking for numerous vehicles. In front of the attractive main façade, there is a broad sunny patio, beyond this, steps lead to the immaculately maintained private gardens of about an acre. Shaped hedging, and profusely stocked beds and borders and a stream fed pond with a millstone fountain.

Immediately surrounding the gardens and house are about 21 acres of gently sloping pastureland divided into two field enclosures.

On the opposite side of the 'quiet lane' are 8 further field enclosures, plus both modern and period agricultural buildings, including stables, totalling a further 73 acres. Please see land plan for reference. In all, the outbuildings comprise about 8,014sq.ft.

In all, Trelewick comprises about 95 acres.

It cannot be over emphasised the scarcity of such estates being offered for sale publicly, especially those in such close proximity to the coast as well as the county's capital of Truro.

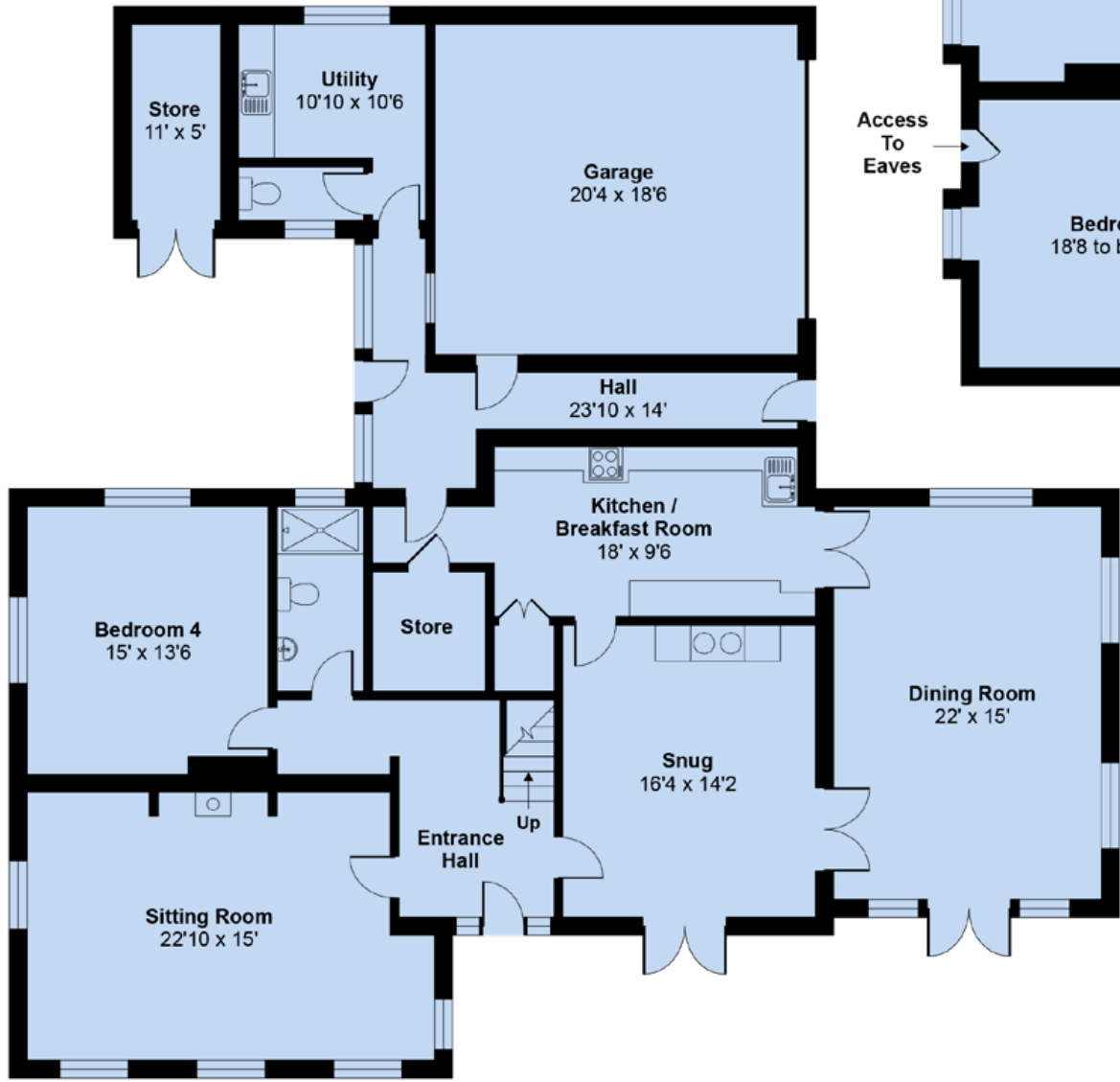




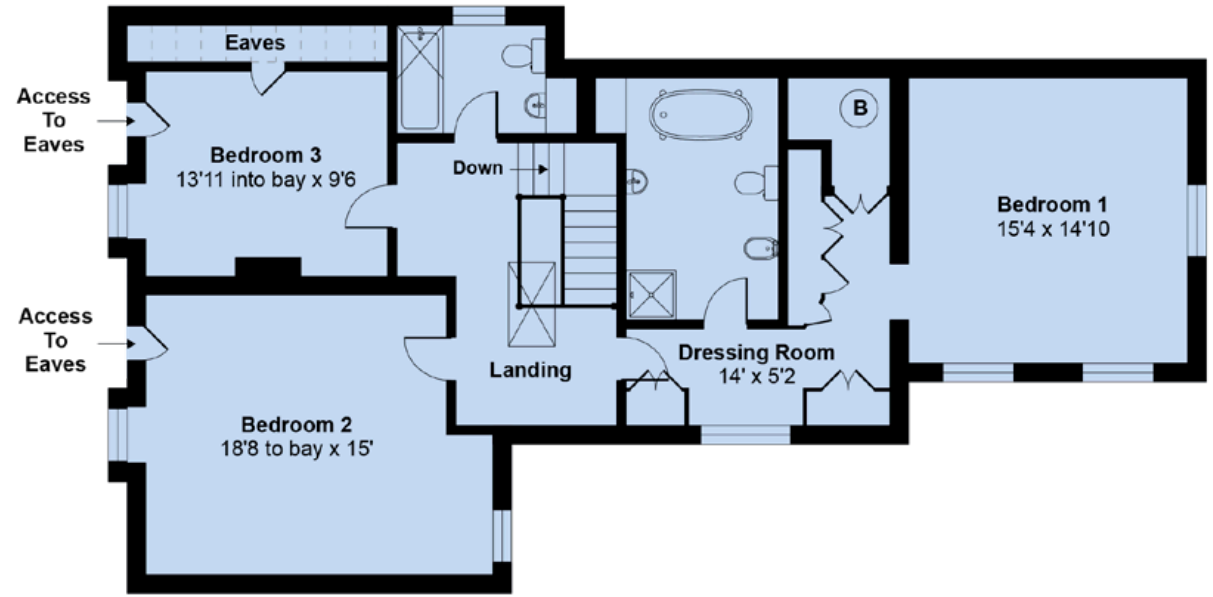




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

TRELEWICK

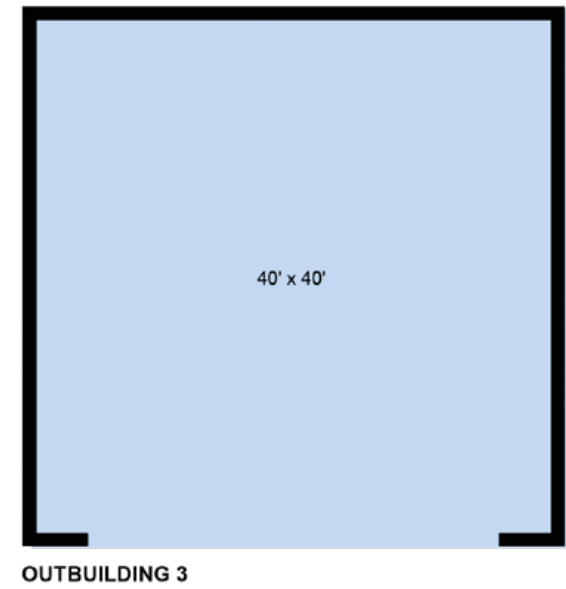
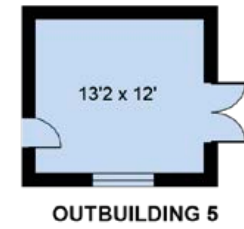
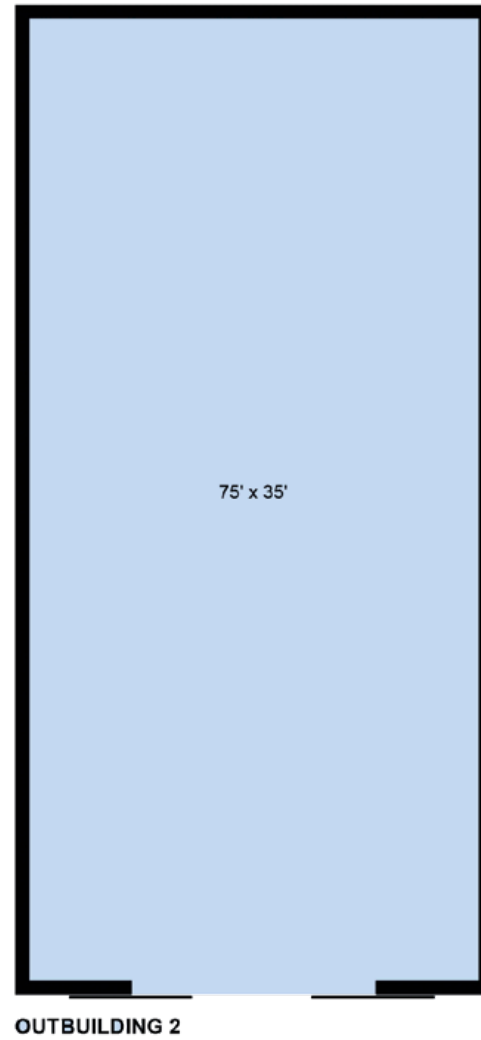
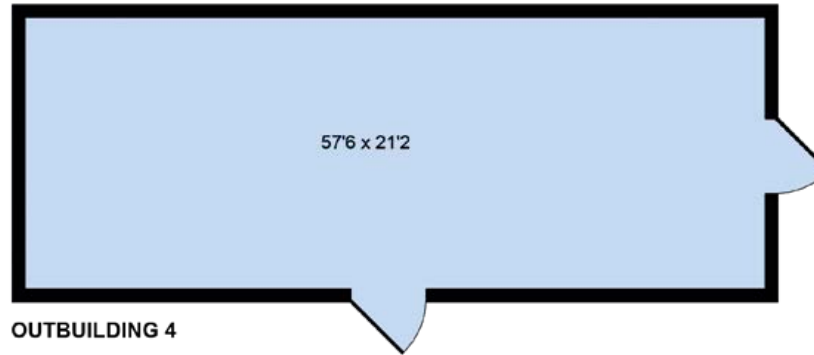
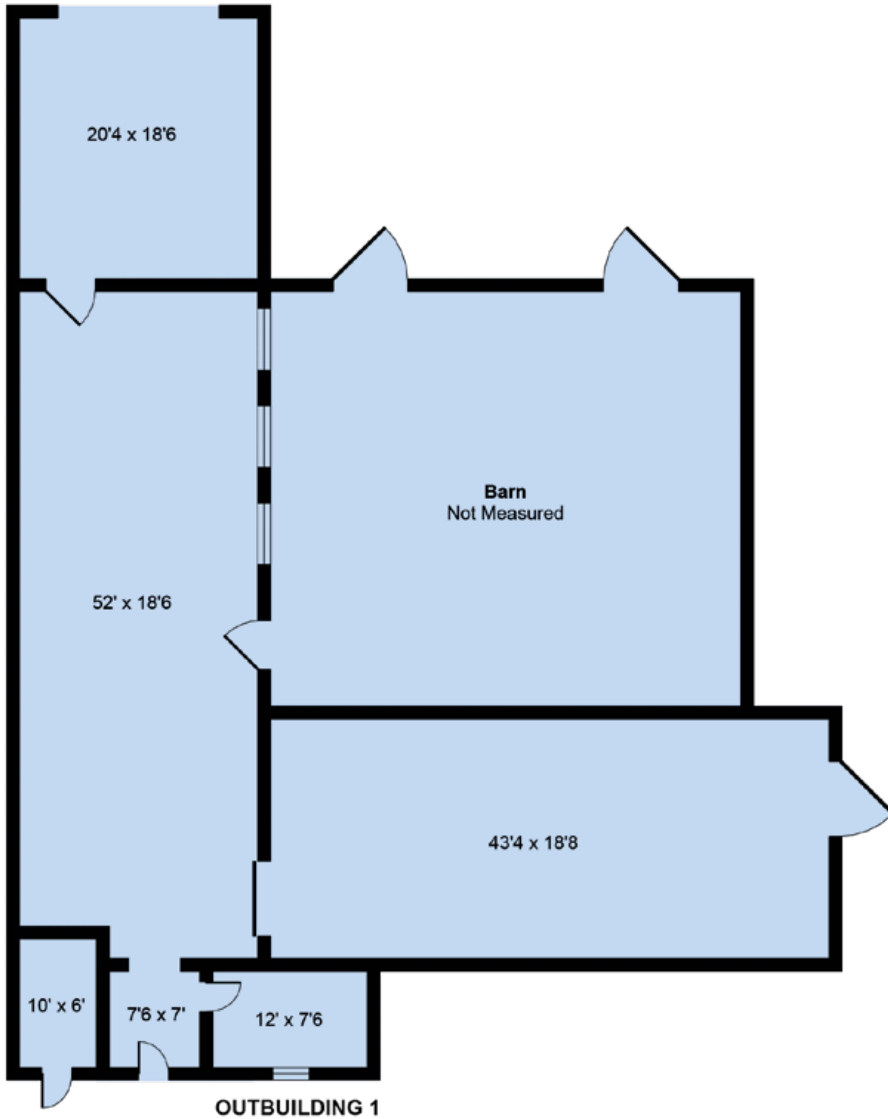
Total Approx Floor Area:
 Main House: 3451 sq ft / 320.6 sq m (includes garage and excludes barn / store)
 Limited Use Area(s): 36 sq ft / 3.3 sq m
 Outbuildings: 8014 sq ft / 744.5 sq m
 Total: 11501 sq ft / 1068.4 sq m

For identification only – Not to scale.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Denotes restricted head height





GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicapchilcott.com.

POST CODE – TR4 9QU.

SERVICES – Mains water, mains electricity, oil fired central heating. Private drainage.

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

DIRECTIONS – Heading out of Truro, as you enter Shortlanesend after the mini roundabout turn right towards Zelah. After about 2 miles at the crossroads turn right onto the 'quiet lane' and proceed along this road for approximately 2 miles. Trelewick can be found on the left hand side with the agricultural buildings 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.

AGENT'S NOTE 2 – Trelewick is subject to an agricultural occupancy condition. For more information, please call David Hoskings on 01872 273473.

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.**





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www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com