



# LILICRAP CHILCOTT

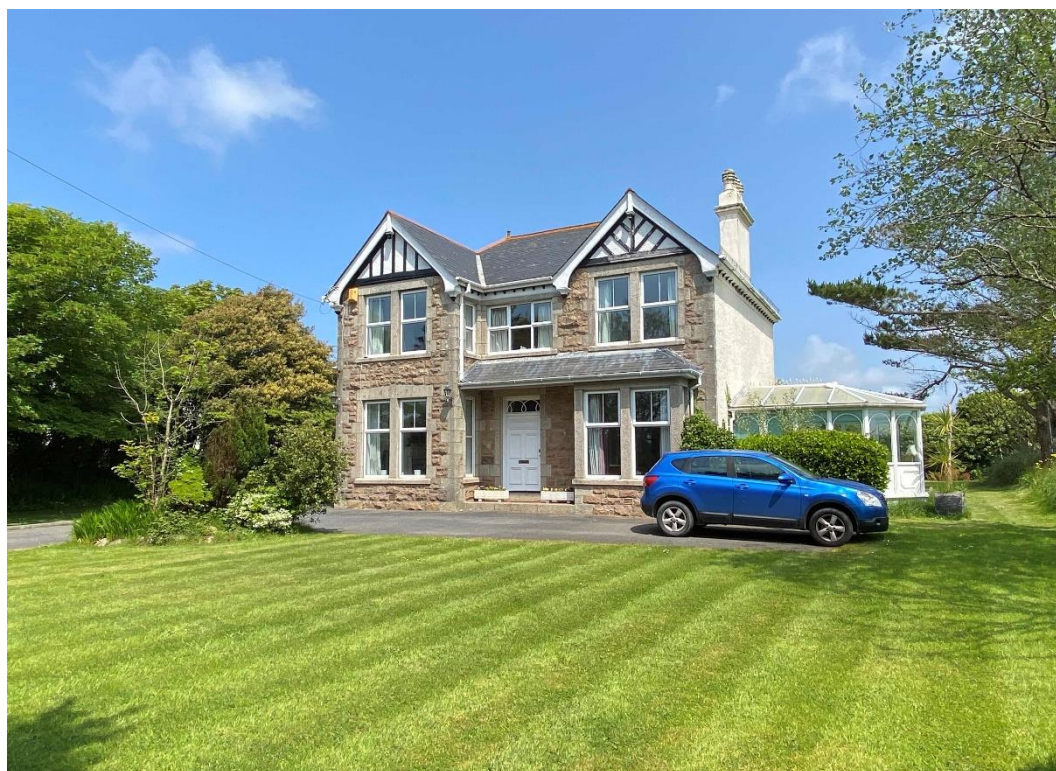
THE CORNWALL ESTATE AGENT

Ref: LCAA9441

Guide £1,000,000

Trelyn,  
Mile Hill, Porthtowan, Nr. Truro, Cornwall, TR4 8AT

FREEHOLD



**To be sold for the first time in about 45 years.**

A particularly fine, impressive and handsome, Edwardian detached 4 bedroomed, 3 reception roomed home, within beautiful gated gardens and grounds extending to 4.59 acres. With spacious, naturally light accommodation, benefitting from some modernisation, a short distance from the golden sands at Porthtowan beach and within easy striking distance of village facilities and the cathedral city of Truro.





### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance hall, sitting room, dual aspect living/dining room, conservatory, rear hall, kitchen/breakfast room, utility area.

**First Floor:** landing, 4 double bedrooms, family bathroom, shower room.

**Outside:** gated tarmac driveway for several vehicles, detached double garage/workshop, summerhouse, beautiful, level wraparound lawned gardens, level paddock with separate vehicular access, field to the rear.

**In all, 4.59 acres.**

### **DESCRIPTION**

Trelyn is a fine, handsome and impressive, detached Edwardian home, set within exceptionally private, level manicured lawned gardens, alongside its adjacent paddock and extensive field enclosure to the rear – all of which a short distance from an iconic golden sandy beach, and many miles of rugged, picturesque coastal footpath, with Porthtownan being within easy commuting distance of village facilities at St Agnes and Mount Hawke, as well as the cathedral city of Truro, Royal Cornwall Hospital Treiske and the A30 expressway.



The house is deeply impressive with its stature and proportion, and boasts classical arrangements of accommodation with a cosy, yet naturally light sitting room with box bay window to the front, dual aspect living room which leads through to the conservatory and gardens beyond, in addition to a welcoming entrance hall and spacious, light kitchen/breakfast room with separate utility area. On the first floor, the landing serves four double bedrooms and a spacious family bathroom with separate fully appointed shower room – all of which having been exceptionally well cared for by our clients but would now benefit from a degree of modernisation throughout.

Approached through impressive granite gate pier vehicular entrance, a broad tarmac parking area provides parking for numerous vehicles in front of the impressive stone faced principal façade, wrapping around the side of Trelyn to a further parking area in front of separate double vehicular gates and a double garage sized workshop with the facility to reinstate twin vehicular doors, currently utilised as a spacious store/workshop. The gardens at Trelyn immediately surround the house, and offer a great degree of peace and privacy, bounded by mature hedged and treelined boundaries, with the southern boundary, a mid height Cornish hedge beyond a level paddock enclosure, with separate vehicular access off the Porthtowan road, with a five bar timber gate opening back through to the garden of Trelyn. The paddock offers much further scope, subject to necessary consents being obtained, however has been subject to a refused planning application for a detached residential dwelling. Also included within the sale, a large, level field enclosure to the rear, again bordered by mature hedge and treelined boundaries, extending to some 3.5 acres, and again could suit a multitude of purposes, subject to necessary consents being obtained. The field has not been subject to any planning applications, although a small corner, not

owned by our clients, has historically been granted planning permission for the construction of two large detached residential dwellings, which have subsequently been built. Both the paddock and field enclosure are subject to 10 year overage clauses.



## **LOCATION**

Porthtowan is a coastal village with an ever increasing appeal, it has a village store, post office and two thriving public houses, The Unicorn which is just behind the sand dunes of the beach which serves excellent food and the iconic Blue Bar pub and restaurant which sits directly above the 'Blue Flag' surfing beach and is a haven for surfers and a perfect place to enjoy food and drink after a day on the beach whilst looking at the waves below. Further facilities are available at the nearby villages of Mount Hawke with its highly regarded academy school and St Agnes to the north which caters for all day to day needs.

The cathedral city of Truro is around 15 minutes' drive away and regarded as Cornwall's capital city. Many local and national retailers mix among Truro's Georgian and Victorian cobbled streets and there are a wide selection of restaurants, bars and entertainments including the museum, cinema and recently refurbished Hall for Cornwall Theatre. Cornwall lies within the catchment for the well regarded Richard Lander secondary school and Truro College whilst there are also three private schools in Truro.

Importantly Porthtowan is also within the on-call radius for the nearby Royal Cornwall Hospital (Treliske) making it an increasingly popular location for doctors, surgeons and other

medical practitioners moving into the county. The A30 expressway is about 5 minutes' drive from the property and gives dual carriageway access throughout Cornwall as well as to the motorway network at Exeter. The Penzance to Paddington mainline railway passes through Truro with a journey time to London being around 4½ hours. Cornwall Airport Newquay at St Mawgan is 40 minutes' drive away giving access to a growing range of national and international destinations.

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

Broad hardwood painted front door with feature, detailed window over opens into:-

**ENTRANCE HALL.** Doors to sitting room, dual aspect living/dining room, rear hall and turning staircase to the first floor landing with a tall sliding sash window on the half landing. Radiator.

**SITTING ROOM – 16' x 13'4".** A cosy yet spacious and naturally light reception room with broad, walk-in box bay window to the front overlooking the initial entrance driveway and manicured lawned grounds, with further window to the side. Under voluminous ceiling heights and warmed by a feature focal marble fireplace, plus central heating radiator.



**LIVING / DINING ROOM – 27'2" x 12'3"**. A very naturally light, dual aspect room again under voluminous ceiling height with double glazed windows to the rear overlooking the gardens and another box bay window to the front overlooking the manicured front lawns. Warmed by three central heating radiators and an ornamental gas feature fire with marble hearth and surround and painted mantel. Another door returns to the rear hallway and onto the kitchen and separately, a pair of full height glazed doors open into:-



**CONSERVATORY – 13'5" x 11'10"**. A wraparound, triple aspect uPVC double glazed conservatory, with tiled floor acting as an additional reception room, both opening to and overlooking the side gardens and adjacent paddock. Radiator.

From the entrance hall and from the living/dining room, doors open to a rear hall, which in turn leads to a utility space and separately the:-

**KITCHEN / BREAKFAST ROOM – 13'6" x 11'1"**. Another very good sized, well proportioned naturally light room with tall ceiling height and uPVC double glazed window to the rear overlooking the delightful rear gardens. Now in need of some cosmetic improvement but fitted with a range of matching fitted wall and base units under marble effect square edge worktops with a range of integrated appliances.

**UTILITY AREA.** A dual aspect space with windows to the side and rear overlooking the rear garden, with space and plumbing for undercounter appliances, in addition to further fitted drawer and cupboard storage plus a single stainless steel sink and drainer with mixer tap. Useful shelved storage cupboard and rear, part glazed door opening out to the gardens.

From the entrance hall, stairs ascend to:-

## FIRST FLOOR

**LANDING.** Tall double glazed window on the half landing overlooking the rear garden and to the field beyond, with the landing leading to all four bedrooms, family bathroom and separate shower room.

**BEDROOM 1 – 15'8" x 11'.** A spacious, well proportioned principal bedroom with broad walk-in box bay window to the front, with double glazed windows providing a wonderful vista across the surrounding gardens and paddock. Radiator.



**BEDROOM 2 – 12'5" x 10'9".** Another spacious double bedroom, with voluminous ceiling and broad double glazed windows to the front overlooking the manicured front gardens, surrounding paddock and glimpses through the trees across countryside to the sea beyond. Fitted with a range of fitted wardrobes providing hanging and shelving storage space. Radiator.



**BEDROOM 3 – 11'6" x 10'9".** Positioned to the rear of the house, another good sized double bedroom with fitted wardrobes and a double glazed window overlooking the rear garden and field beyond. Radiator.

**BEDROOM 4 – 8'10" x 8'3"**. Currently arranged as a home office, another large single bedroom or small double, with broad uPVC double glazed window to the front. Radiator.

**FAMILY BATHROOM.**

Well appointed with a panelled corner bath with handheld shower attachment, low level flush wc, walk-in shower enclosure with mixer shower and wash hand basin set on a vanity unit with inset spotlights – further lit by an obscured double glazed window with window seat to the rear overlooking the adjacent field. Heated towel rail radiator.



**SHOWER ROOM.**

Comprising low level flush wc, vanity unit mounted wash hand basin and corner walk-in shower enclosure with electric shower – further lit by a part obscure glazed window to the rear with a glimpse between rooftops towards St Agnes Beacon.

Off the landing, a part glazed door opens to a shelved airing cupboard.

**OUTSIDE**

Approached off the quiet village road, a splayed, impressive entrance through granite gate piers with a painted white timber vehicular gate opens to a tarmac driveway which provides parking for several vehicles and splits in front of the house but also proceeds down the side of the property to a further parking area, with separate vehicular gates onto the side lane and also the:-





**DETACHED DOUBLE GARAGE / WORKSHOP – 16'3" x 16'1"**. Currently with pedestrian only doors, but with the capacity for twin vehicular doors. A block built, slate roofed double garage sized workshop providing excellent storage with power connected. Adjacent to which is a painted, **summerhouse** positioned to enjoy the best of the afternoon and evening sunshine overlooking the rear garden.



The gardens are delightful with beautifully level wraparound lawns to the front, rear and both side elevations, enjoying an exceptional degree of peace and privacy, bounded by mature tree and hedge lined boundaries with deep profusely stocked borders with an array of patios and dining terraces to follow the days sunshine. A mid height Cornish hedge dissects the southern boundary from **THE PADDOCK**, approached through a five bar timber gate into

an adjacent parcel of completely level field enclosure, with its own separate highway access, again bordered by mature hedge and treelined boundaries, extending to approximately 3.5 acres.

Extending across almost the entirety of the rear boundary yet approached separately via a vehicular entrance along the side lane, the adjacent field enclosure is included in the sale and extends to some 4.59 acres, comprising almost completely level grassed pasture which could suit a multitude of requirements.



### **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 8AT.

**SERVICES** – Mains water, drainage and electricity. Oil fired central heating system.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – From Chiverton Cross, proceed out along the St Agnes road, upon reaching the Sevenmilestone Garage on the right hand side, turn left signposted Porthtowan. At the

first crossroads, proceed straight ahead and follow this village road towards Porthtowan. After seeing a broad glimpse of the beach on your right hand side, proceed downhill to the bottom of the valley, avoiding the right hand turn signposted towards the beach and proceed up the hill on the other side. Keep following this road where shortly after the left hand turning towards the Ecological Park, the gated entrance to Trelyn will be identified on the left hand side.

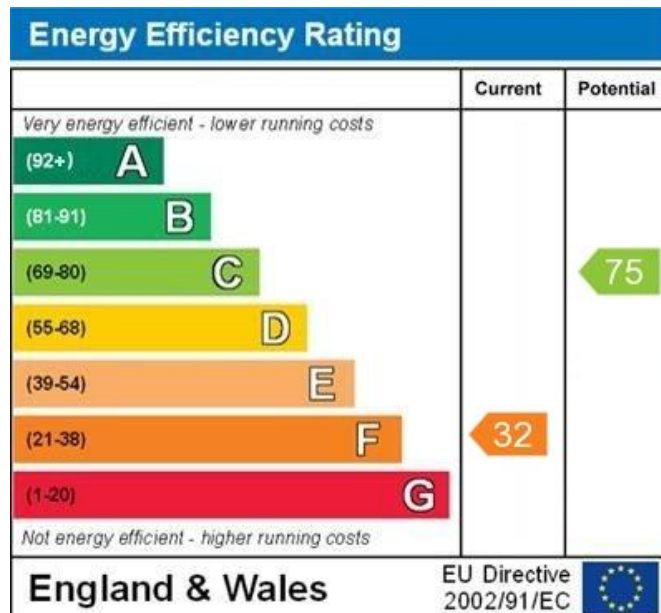
**AGENT’S NOTE 1** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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** – An Overage clause exists in place for both the paddock and field separately, with full details available upon request.

**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.

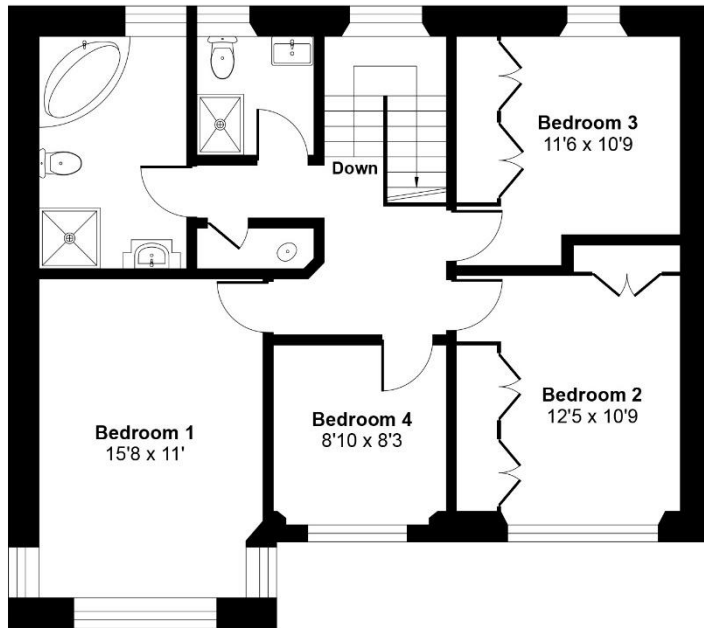
### Trelyn, Mile Hill, Porthtowan, Truro

Approximate Area = 1861 sq ft / 172.8 sq m

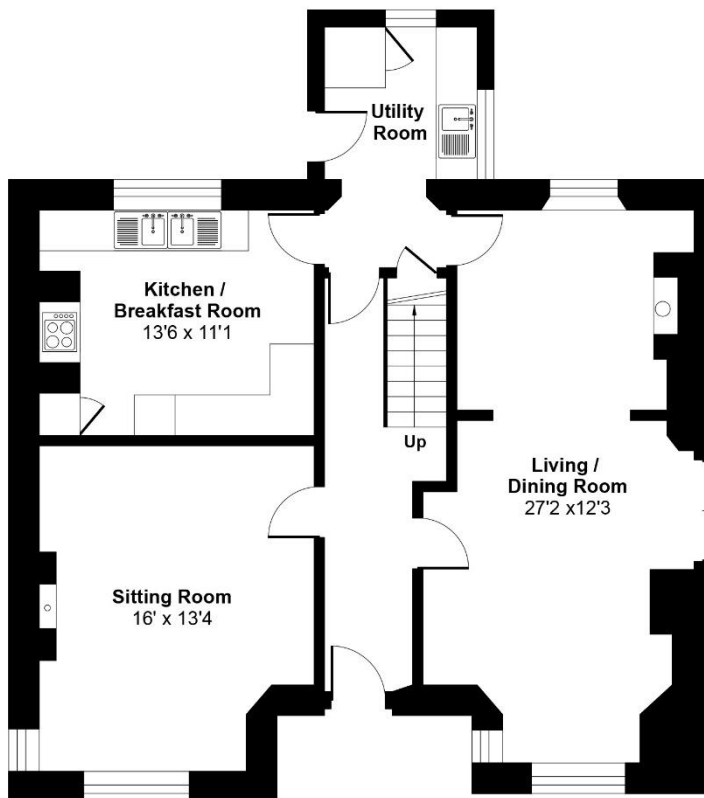
Outbuilding = 231 sq ft / 21.4 sq m

Total = 2092 sq ft / 194.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2023. Produced for Lillcrap Chilcott. REF: 988021

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