



# THE COUNT HOUSE

PENHALE, HOLYWELL BAY, CORNWALL

  
LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT





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## PENHALE, HOLYWELL BAY, CORNWALL

Set on the headland at Ligger Point in an outstanding position between Holywell Beach and Perran Sands moments from the South West Coast Path in gardens and grounds of about 1.6 acres. A detached 5 bedroom Grade II Listed former Mine Captains house and 1 bedroom annexe, meticulously renovated to the most exacting of standards.

### SUMMARY OF ACCOMMODATION

#### THE COUNT HOUSE – In all about 2,869sq.ft.

**Ground Floor:** entrance hall, sitting room, kitchen/breakfast room, dining room, utility room, laundry room.

**First Floor:** 4 bedrooms, family bath/shower room.

**Second Floor:** principal bedroom, shower room/wc.

#### ST PIRANS POINT – In all about 597sq.ft.

Living room/kitchen, double bedroom, en-suite shower room/wc.

**Outside:** coastal gardens and grounds approaching 1.6 acres with private gated access linking to the South West Coast Path.



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

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## LOCATION

The Count House is set in a spectacular coastal position on a headland in a designated site of special scientific interest, moments from the South West Coast Path between the beaches of Holywell Bay and Perran Sands.

The house is accessed via Penhale Army Camp which was closed a number of years ago and is currently undergoing the planning process to transform the site to a high quality holiday home village of about 90 houses. Full details of the planning application are available on the Cornwall online planning portal.

The house sits above and beyond the camp at the end of its access lane and driveway in splendid isolation on the headland of Ligger Point.

The location and views are sublime with direct access via its own secure gate onto the coastal land adjoining the South West Coast Path with access about a 15 minute walk from Holywell Beach and Perran Sands. It is exceedingly rare to be able to access a

beach without having to get into a car or cross a road!

This part of the county is delightful with beautiful, rugged coastline and walks, a wealth of some delightful beaches and coves offering all manner of water sports and leisure opportunities.

The South West Coast Path offers some magical views on its approach to Perran Beach to the west, one of the longest in Cornwall on one side and then going to the east Porth Joke which is a much smaller cove inlet. Holywell Beach which faces out over the Atlantic Ocean is framed by Penhale Point and Kelsey Head with the sand dunes framing it owned by the National Trust.

Behind Perran Beach are expansive sand dunes and a footpath and also links Holywell Bay to the National Trust owned Cubert Common making this ideal for those who enjoy walking. Within short walking distance is a pub and café near the beach with the

village of Cubert about a mile away where there is a church, shop with general store with post office and a highly regarded primary school.

Along the coast to the north of Holywell Bay is world renowned surfing town of Newquay highly regarded as the home of British surfing and offering a wide range of excellent range of beaches and golf course just above Fistral Beach. Cornwall Airport Newquay is on the outskirts of the town and offers flights to London and some European destinations.

The cathedral city of Truro is about 14 miles away and offers a more comprehensive range of schooling, commercial and leisure facilities.

Access to this part of the county is very good with the main A30 expressway running throughout Cornwall and linking to the motorway network at Exeter.



## DESCRIPTION

The Count House is a Grade II Listed former Mine Captain's home and converted workshop which have been painstakingly improved and renovated to an exacting and high standard and now offer spacious and beautifully appointed accommodation in a world class coastal setting.

The main home is arranged over 3 floors and provides comfortable, spacious, character accommodation combined with all the benefits of the comprehensive refurbishment programme.

On the ground floor is a broad entrance hallway with sitting room to one side and to the other side a through dining room and kitchen, all rooms enjoy outlooks either over the coastline or surrounding countryside.

There is a good size utility and boot room to the rear of the house.

On the first floor there are 3-4 bedrooms, three of which are a very good size with good views and the fourth one is currently used as a study. There is a spacious family bath and shower room on this floor.

The principal bedroom suite is on the second floor and comprises a very large and comfortable bedroom with inset cupboards and storage and a spacious shower room. There are extensive views from the bedroom.

The annexe, known as St Pirans Point, is set beyond the house and is well appointed offering a lovely dual aspect living and

kitchen area with a large picture window taking full advantage of the outlook over Perran Sands and down the coastline. There is a double bedroom and en-suite shower room/wc.

The house is approached via private entrance gates down a long driveway with plentiful parking and storage for a number of vehicles.

The gardens and grounds extend to about 1.6 acres and are primarily lawned with the creation of a lovely patio sitting area to the rear of the main house to take full advantage of the coastal outlook. To one side of St Pirans Point there is a private gated pedestrian access out onto the coast which is moments away from linking to the South West Coast Path.





## THE ACCOMMODATION COMPRISES

(all dimensions are approximate)

Front door into broad entrance hallway, radiator.

**SITTING ROOM – 15'8" x 13'5"**. A lovely sitting room with large sash window and shutters overlooking the front, inset woodburning stove, alcove shelving, radiator.

To the other side of the hallway.

### **KITCHEN / DINING ROOM.**

**DINING ROOM – 15' x 13'5"**. A delightful dual aspect room with sash window to the front, further window to the side taking advantage of the sea and coastline outlook. Timber floor, stove in raised and inset hearth, radiator. Broad opening into:-

**KITCHEN – 14'9" x 12'**. A well appointed kitchen with a range of base level units, granite worksurfaces, tiled splashbacks, inset double sink with mixer tap. Rangemaster gas range and oven, extractor fan. Inset ceiling spotlights. Sash window overlooking the rear garden and coastline beyond. Secondary full height window to the side taking in mesmerising views over the coastline and out to sea, radiator.

From the main hallway doorway through into:-

**REAR HALLWAY.** Radiator and access to outside.

Further doorway from the hallway.

Staircase to the first floor. Doorway through to:-

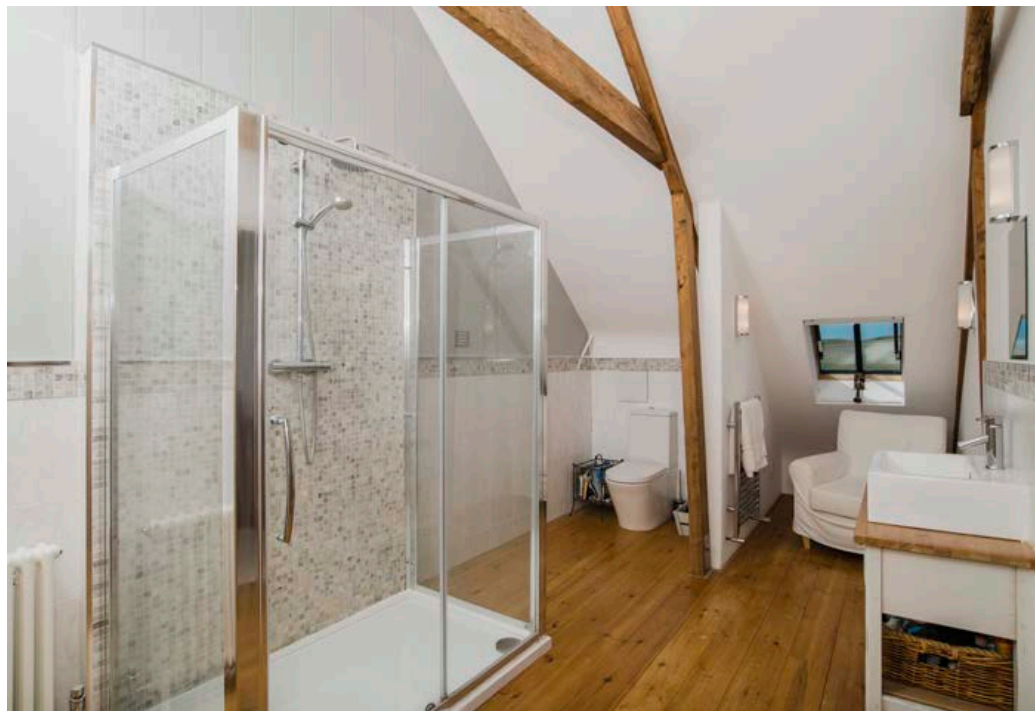
**CLOAKROOM AREA.** Doorway off this into:-

**UTILITY ROOM.** Plumbing for automatic washing machine and dishwasher, sash window overlooking the rear garden with shutters. Wall mounted Vaillant gas boiler, wash hand basin.

From the hallway a turning staircase with half landing and sash window over the rear garden to a landing. Radiator.







**GUEST BEDROOM – 23'5" x 12'4"**. A superb guest bedroom with two large sash windows with shutters overlooking the front gardens, two radiators, woodburning stove.

**BEDROOM 3 – 16'4" into bay x 14'6"**.

Large bay window with sash windows with views to the front, radiator.

**BEDROOM 4 – 18'6" max. x 13' max.** Sash windows overlooking the rear with beautiful 180° views along coastline to the east and to the west with views taking in the coastline, sand dunes and beach at Perranporth and along the coastline beyond.

**STUDY / BEDROOM 5 – 9' x 8'**. Sash window with shutters overlooking the rear with coastline and sea views to both the east and west.

**FAMILY BATHROOM.** A large dual aspect room with windows to the side and rear, oversized shower cubicle, freestanding bath with shower attachment. A pair of wash hand basins on unit. Heated towel rail, low level wc, radiator. Inset spotlights.

From the landing a turning staircase to:-

**LANDING.** Large eaves storage cupboard. From the landing doorway opens into:-

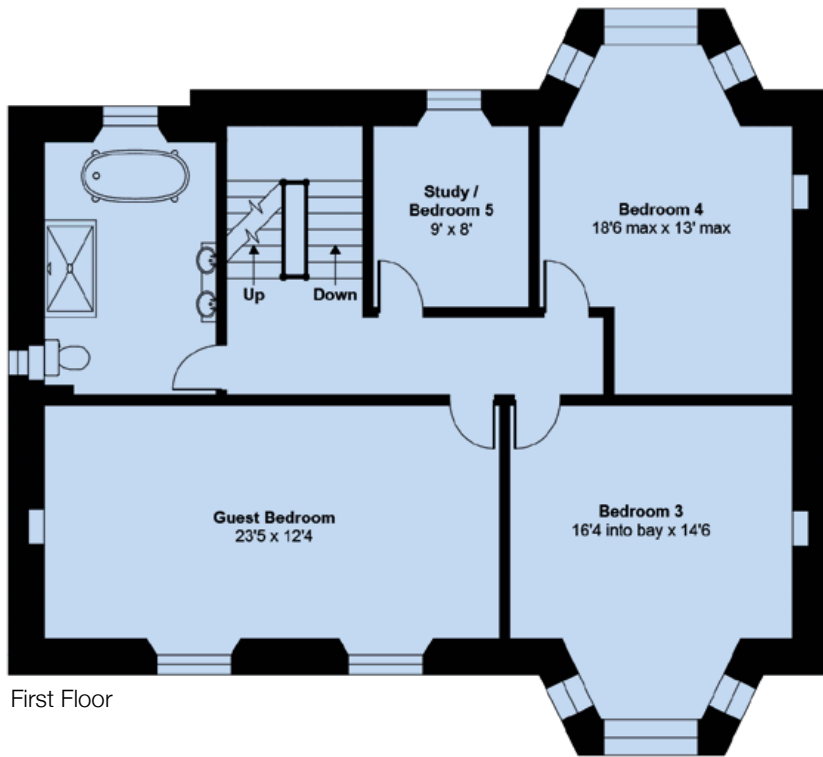
**PRINCIPAL BEDROOM – 24'3" x 16'6"**. A vast bedroom with part vaulted ceiling and exposed roof trusses, three windows taking advantage of the outlook along the coast and beaches to the east and west. Three radiators, two walk-in wardrobes.

To the other side of the bedroom corridor:-

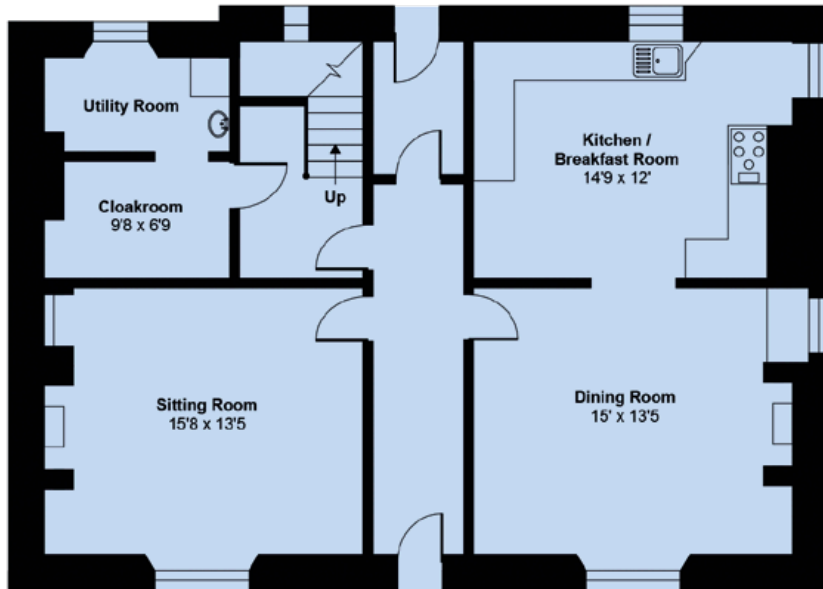
**SHOWER ROOM / WC.** Oversized shower cubicle, low level wc, wash hand basin on vanity unit. Radiator, heated towel rail. Window taking advantage of the outlook, linen cupboard and cupboard housing hot water tank.

# The Count House

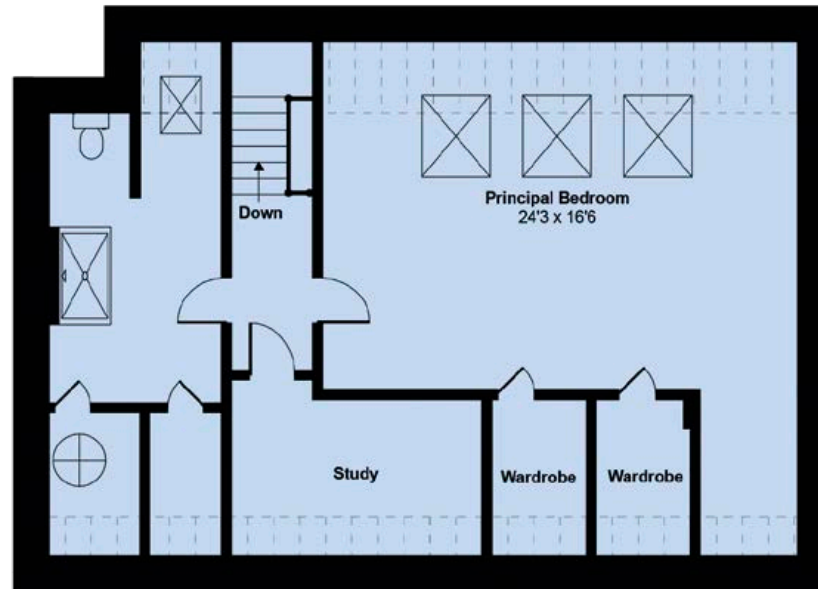
Total Approx Floor Area:  
 Main House: 2869 sq ft / 266.5 sq m  
 Cottage: 597 sq ft / 55.5 sq m  
 Limited Use Area(s): 185 sq ft / 17.2 sq m  
 Total: 3651 sq ft / 346.2 sq m  
 For identification only – Not to scale.



First Floor

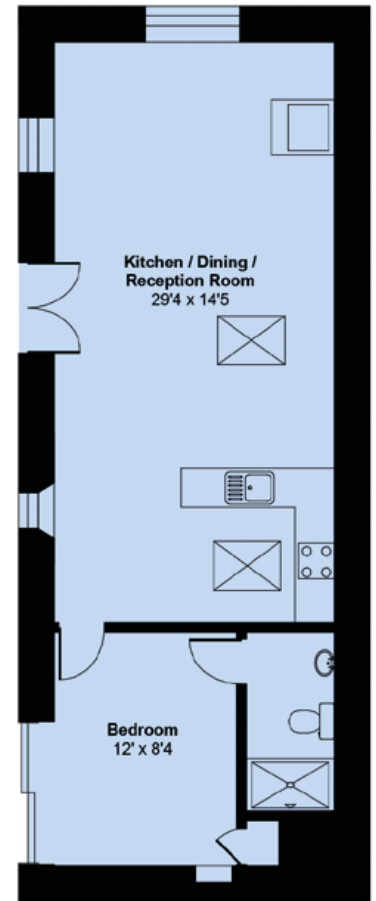


Ground Floor



Second Floor

Denotes restricted head height



St Pirans Point



## ST PIRANS POINT

Double doorway opening into:-

**LIVING ROOM – 29'4" x 14'5"**. Superb dual aspect living space with windows to the front and large picture window to the side taking maximum advantage of the views over the coastline, along the sand dunes and beach at Perranporth and along miles of idyllic Cornish coastline. Two Velux windows, corner woodburning stove.

**KITCHEN AREA.** Comprising a range of base and eye level units, worksurface, sink unit with mixer tap, oven and gas hob with extractor over. Doorway through to:-

**BEDROOM – 12' x 8'4"**. Half glazed sliding doors opening out to the front garden, inset wardrobe.

**EN-SUITE SHOWER ROOM.** Comprising oversized shower cubicle, low level wc, pedestal wash hand basin, heated towel rail.

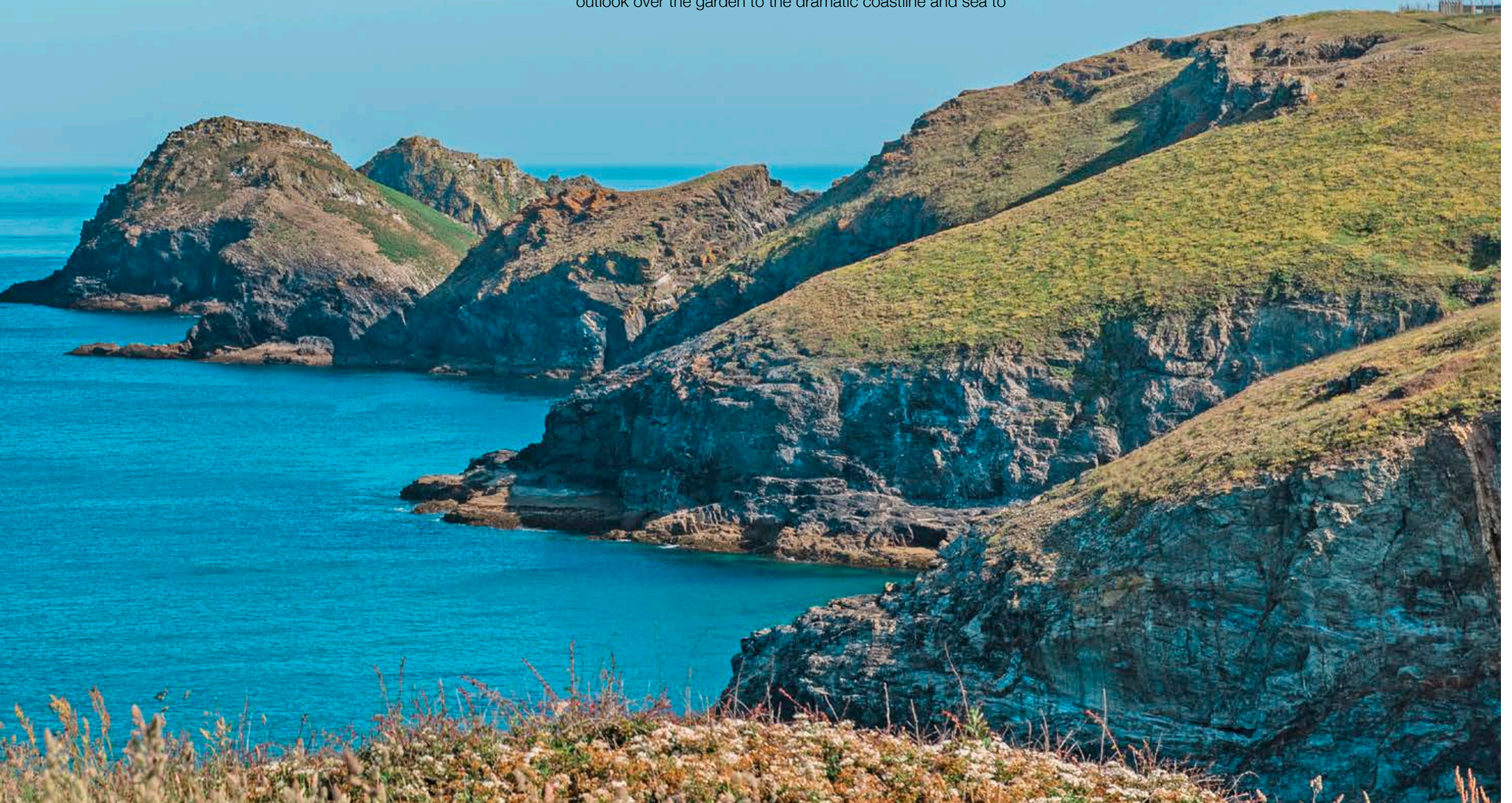




## OUTSIDE

The private entrance gates open onto a broad driveway which leads to the main parking area at the front of the house. The coastal gardens extend in total to about 1.6 acres and are fenced. To the rear of the main house is a broad paved private sun terrace with beautiful far reaching outlook over the garden to the dramatic coastline and sea to

the east and the countryside and dunes above Perranporth Beach to the west. To one side of St Pirans Point is a private gated access out onto the coast and this adjoins the South West Coast Path that leads to Holywell Beach to one side and Perran Sands to the other.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."



## 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](mailto:sales@lillicrapchilcott.com).

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

**POSTCODE** – TR8 5FN

**DIRECTIONS** – The Count House is accessed via a private and secure gated lane at the entrance to Penhale Camp. Full instructions for viewing access will be confirmed at the time the appointment is made with Lillicrap Chilcott.

**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 **CORNWALL** ESTATE AGENT

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