

# NANSKERRIS

TREVARNO, HELSTON, CORNWALL



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Enveloped in stunningly beautiful wooded grounds of about 4.6 acres, a Grade II Listed 6 bedroomed detached house of unique architectural significance blending a Victorian gamekeeper's cottage with a magnificent woodland inspired modern wing of superb quality and volume that presents as a work of art. Featuring interiors crafted from trees sourced from the surrounding woods, with a vast grassed glade and range of outbuildings. A genuine Grand Design having featured on the eponymous TV show in 2016.

## SUMMARY OF ACCOMMODATION - In all, about 3,400sq.ft

**GROUND FLOOR** Lounge, dining room, glazed link, extensive open-plan kitchen/breakfast/family room, principal bedroom en-suite, guest bedroom en-suite with small sitting room, utility room, plant room.

**FIRST FLOOR** Landing, 4 bedrooms (1 en-suite), bath/shower room, extensive balconies.

**OUTSIDE** Secluded south facing gardens, decks, terraces and a courtyard with central olive tree surround the house. Magnificent ancient specimen filled woodland with a labyrinth of walkways connecting glades. Stream running through the grounds, stone and timber outbuildings including a steamed wood and glass yoga studio. Extensive driveways and parking areas.

**In all, about 4.6 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

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)



## LOCATION

Nanskerris is tucked away off a tranquil woodland lined country lane just to the north of Helston. Helston is home to the famous Flora Dance and is full of character with ancient granite lined streets, beautiful buildings and a wide selection of shops, cafés and inns. Sithney Primary School is within walking distances, whilst Helston has secondary schooling, a local hospital, an out of town retail estate and supermarkets. To the south of the town is a picturesque lake overlooked by a café and from here one can walk into the National Trust owned (but openly accessible) Penrose Estate grounds containing about 10 miles of woodland and creekside walks around Loe Pool which extends to Loe Bar, a shingle beach fronting the English Channel. The National Trust owned Godolphin House Estate is also close by with further woodland and high ground walks with views to both coasts.

Helston is considered the gateway to the Lizard Peninsula which has dramatic cliffs and sandy beaches to the west and south with wooded creeks and sheltered coves around the Helford River to the east, where one can enjoy spectacular sailing. About 2 miles to the south of Helston is Porthleven which has recently become famous for the quality of its fish restaurants. Just a few miles further away along the south coast is Praa Sands where one can enjoy excellent surfing and Marazion overlooking St Michael's Mount and Mounts Bay. This location is also very convenient for the north coast as it is no more than 20 minutes' drive to Gwitherian beach by Godrevy Lighthouse or to the famous harbourside town of St Ives.

Two of Cornwall's main hubs, Truro and Falmouth, are about 35 minutes and 25 minutes' drive, respectively. A few miles to the north is the main A30 expressway linking Cornwall to the motorway network at Exeter. The main Penzance to London Paddington railway line also has several stations nearby with the closest being at Camborne. Cornwall Airport Newquay provides daily flights to London as well as many other internal and international destinations.





## DESCRIPTION

Conceived by our client as an expression of her love for the setting that the house nestles within and using the talents and skills her craftsmen had within her own steam bent furniture making business, Nanskerris is the ultimate culmination of a dream and vision which was captured on Channel Four's Grand Designs television programme. Having enjoyed living in the tiny original 19th Century Grade II Listed gamekeeper's cottage on the site for some time, our client set about reinventing the space in 2016, shaping an environment that would suit family life and reflect her creativity. Working in unison with the environment the team brought fresh purpose to the materials and resources offered up by their surroundings – utilising timber from the woodland and rocks from the original excavation site. From paper plans to finishing touches, every inch of the build was thought through in meticulous detail. Whether it was the eco concrete power floated floors with ground source underfloor heating or the stunning arrangement of strips of numerous different varieties of wood laid on the walls – time, consideration and experimentation characterised every decision made.

The original gamekeeper's cottage was linked across to a handsome stone barn with a glazed walkway. The interior structure of the barn was then exposed to provide a raw and historically accurate starting point from which to then open into the undeniably beautiful contemporary extension. A further unconverted stone barn lies invitingly across a courtyard.

The extension creates the space that has brought the outside in, blurring the boundaries of nature and home. This truly original low impact home was completed to industry acclaim; blending the beauty of nature with architectural innovation and bridging the gap between honest tradition and inventive new techniques. This wooden grand designs home is one of the most instantly recognisable self-build projects ever created in the United Kingdom, having also featured in Elle Decoration, Elle Decoration Modern Rustic and Country Living. This is the first time it has been offered for sale by its creators.

The grounds that inspired this house are equally as important, extending to about 4.6 acres with considered gardens surrounding the house. A mown walkway then rises up to a higher level grassed plateau with broad pathways then leading through the woodland of oaks, sweet chestnuts, ashes and beeches. The centrepiece to the woodland is a huge level grassed plateau enjoying complete isolation and shelter amongst the trees. In addition, there are extensive driveways and a range of timber and stone outbuildings that have been used for our client's business. One will also find a rather special steamed wood and glass yoga studio nestled amongst the trees, positioned to enjoy the first sun of the morning. As much as every house is unique in its own way, this particular home stands proudly as the only house of its style and type to be found anywhere, let alone in the midst of exquisite Cornish woodland.

## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Although more usually approached via one of the doors into the contemporary part of the house, a picturesque path leads from a gate on the driveway up to the front of the original cottage where there is a delightful open fronted PORCH from here a half glazed door leads to:-

**LOUNGE – 22'4" x 11'** Forming the entire front section of the original cottage. 9'4" high ceiling, symmetrical tall windows to the front. Contemporary woodburner on a slate hearth with recessed bookshelves and cupboards to either side. Further recessed shelving. Two doorways to:-

**DINING ROOM – 19'9" x 8'8"** Forming the entire rear of the original cottage. 9' high ceiling, dual aspect of two small pane windows and half glazed door opening to the deck and garden. Granite sided opening and glazed link to:-



**KITCHEN / BREAKFAST / FAMILY ROOM – 37'7" x 22'4" REDUCING TO 17'7"** Partly in an exposed stone walled and vaulted ceilinged former barn and partly a contemporary extension. High ceilings with exposed structures. Exposed granite and wood walls created from strips of many different timbers all gathered from the surrounding woodland. Heated polished concrete flooring, extensive windows and glazed doors to the deck and courtyard. Bespoke range of kitchen units under cast concrete worktops including an island with breakfast bar. Working area of the kitchen with extensive shelving and sink with brushed steel mixer tap over which can be concealed behind hidden doors. Concealed integrated fridge and dishwasher. Induction hob and integrated twin oven and grill. Two end grain laid oak block steps up to the stair hall, door to the utility room and further door to:

**GUEST BEDROOM SUITE – 19' x 8'7" OVERALL** Part of an original converted barn with three glazed doors opening to the courtyard and a high vaulted ceiling with exposed structure. Heated polished concrete floor, hit and miss solid wood staircase to a mezzanine double bedroom with an en-suite shower room below concealed within rough sawn wood walls, the remainder of the room forming a relaxing sitting area.

**EN-SUITE** Glazed screened and tiled shower enclosure, concealed cistern cantilevered wc, contemporary wash basin with chrome mixer tap.

**STAIR HALL** Fully glazed wall overlooking the garden, continuation of the wood walls from the kitchen, heated polished concrete floor, door to the principal bedroom or further lounge and curved wood walls leading into an end grain laid oak staircase to the first floor.

**PRINCIPAL BEDROOM / FURTHER LOUNGE – 21'6" x 19'7"** Dual aspect with a window to the side and glazing including a door opening to the deck. High ceiling with exposed structure, heated polished concrete floor, wood walls sourced from the grounds. Door to:-











**EN-SUITE SHOWER ROOM** Narrow strips of wood lining the walls, heated polished concrete floor. White wc and wash basin with chrome tap set onto a wood topped stand with glazed tiled splashbacks behind. Glazed screened and glazed tiled shower enclosure with rain head shower.

**UTILITY ROOM – 23’8” x 5’2”** Half glazed door to the walkway to the rear, plywood lined walls, floor and ceiling, two high level windows, worktop with space below for a washing machine, tumble dryer and freezer. Plentiful space for storage. Door to:-

**PLANT ROOM – 13’8” x 5’4”** Glazed door opening to the covered rear walkway, ply lined walls, floor and ceiling. Ground source heat pump system and hot water cylinders.

## FIRST FLOOR

**LANDING** Timber walls sourced from the grounds, exposed ceiling structure. Doors to:-

**BEDROOM 2 – 15’4” x 10’8”** Very large window looking into the woodland, high ceiling with exposed structure, two white washed rough sawn wood walls. Door to:-

**EN-SUITE WC** White concealed cistern cantilevered wc, his and hers white wash basins with chrome wall mounted mixer taps set onto an oak top. Rough sawn pale grey washed wood walls.

**BEDROOM 3 – 16’3” x 13’8” AVERAGE** Near full height window and glazed door opening to the balcony and overlooking woodland. White washed rough sawn wood walls, exposed ceiling structure.

**BEDROOM 4 – 14’6” x 10’5”** Near full height window and glazed door opening to the balcony and looking towards woodland. Exposed ceiling structure, painted wood walls.

**BEDROOM 5 – 11’8” x 7’** Window overlooking a grassed bank with the woodland beyond, exposed ceiling structure, painted wood walls.

**BATH / SHOWER ROOM** Wood clad walls with timber from the grounds, white washed wood flooring, exposed ceiling structure. Bespoke wooden counter with storage below and a cast concrete wash basin with wood wall mounted mixer tap over. Double ended bath with wall mounted wood and brass mixer tap. Walk-in glazed screened and tiled shower enclosure with ceiling mounted rain head mixer shower. Concealed cistern cantilevered wc, window overlooking the grass bank and woodland behind the house with wooden seat below.



# NANSKERRIS, TREVARNO, HELSTON

Approximate Area = 3400 sq ft/ 315.8 sq m

Limited Use Area(s) = 40 sq ft/ 3.7 sq m

Stores = 438 sq ft/ 40.6 sq m

Total = 3878 sq ft/ 360.1 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	E7
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



## OUTSIDE

The property is discreetly positioned up a long gravelled driveway with various parking areas close to the house and further into the grounds around the various outbuildings. The house is still hidden from its own driveway set behind hedging and oak fencing. A broad timber gate opens onto a south facing garden to the front of the house with timber boardwalks leading around the property and broadening between the wings to create a vast terrace overlooking planted beds, two olive trees, a shaped lawn and then the blissful surrounding woodland beyond. To one side is a further large terrace providing an exceptional entertaining and relaxing.

To the front of the original cottage is a perfect English cottage garden. From here one can walk around a low wall to the gravelled courtyard with a centrally placed olive tree and an as yet unconverted stone barn.

A sweeping grassed walkway rises up from the cottage garden, through wildflowers and natural grasses to a lawned plateau above the house. Broad pathways then wind through the specimen filled mature woodland to an even larger open lawn in the most amazing sylvan setting.

Set well away from the house, but still amongst the trees, is an extensive range of outbuildings that have previously been used to run a business. Set slightly away from them, in a position that enjoys the first morning sun and excellent views through the tree canopy, is a curving wood clad YOGA STUDIO displayed at Chelsea Flower Show. In addition, there is a stream leading through the grounds on the other side of the drive to the house. In all, about 4.6 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** TR13 0RU.

**SERVICES** Mains water and electricity. Private drainage. Ground source heat pump providing domestic hot water and underfloor heating. Total electricity consumption in the last 12 months with a family in residence = 7,259Kwh, averaging about £216 per month including all hot water and heating energy costs.

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

**DIRECTIONS** From Helston proceed west on the A394 towards Penzance and at the top of the first hill after leaving Helston turn right signed to Camborne and Hayle. After about 1½ miles turn right at Crowtown towards Camborne onto the B3303. Immediately after leaving Crowtown take the first right hand turning signed to Prospidnick and at the bottom of the hill take the first right hand turning beside a charming Victorian house. Proceed down this wooded country lane for about 250 yards where the driveway entrance to Nanskerris will be found 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.

**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](http://www.lillicrapchilcott.com) | **01872 273473** | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)