



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9569

Offers over £650,000

Tregoose,
Ponsanooth, Nr. Truro, Cornwall, TR3 7HW

FREEHOLD



Available for sale for the first time in over 30 years is this broad L-shaped barn conversion loosely configured as a main home with annexe, partially completed with the scope and opportunity to significantly improve and enhance the project. The home sits in about 1.5 acres of mature, private gardens and grounds with lovely far reaching rural views. A large detached farm building needing modernising, attached garage and further detached outhouse with plentiful parking in this most conveniently located village.





SUMMARY OF ACCOMMODATION – In all, about 3,450sq.ft.

THE HOUSE

Ground Floor Reception hallway, reception room, bedroom 2, en-suite (unfinished), sitting room, kitchen/dining room, shower room, cloakroom/wc, utility area.

First Floor Sitting room, principal bedroom and en-suite bathroom.

THE COTTAGE

Ground Floor Hallway, living room/kitchen.

First Floor 2 bedrooms, bathroom.

Outside Large detached two roomed outbuilding, further detached outhouse and attached garage – in all, about 1,754sq.ft. of outbuildings.

DESCRIPTION

Tregoose is an interesting and intriguing proposition and was first mentioned in the Domesday Book as Tricoi with its name changing over the years to Tregoose.

It is a particularly attractive barn which has been in the same ownership for over 30 years.

It is a partially completed project providing an exceptional opportunity to create a superb family home with plenty of opportunity, subject to any necessary planning consents to further enhance and improve the existing buildings.

The property currently provides, to the main house, two to three potential reception rooms and two bedrooms with the adjoining annexe comprising an open-plan living room and kitchen, two first floor bedrooms and a first floor bathroom.

The entrance to the main house opens into the partially completed area which comprises a large entrance hallway with reception room and bedroom and en-suite. It should be noted that this section of the house needs significant updating as there are currently un-plastered walls, limited plumbing and electrics and bare concrete flooring.

From this entrance a staircase leads up to a split landing to one side opening out into a large triple aspect reception room with vaulted ceiling and delightful outlook and once again this room is in need of significant updating. To the other side of the split staircase is a principal bedroom with en-suite bathroom.

From the reception hallway a door leads through into a delightful dual aspect sitting room with vast granite fireplace and surround and outlook over the front courtyard. Beyond the sitting room is a kitchen/dining room which is of a particularly good size with fitted units and an oil fired Rayburn. Adjoining this is a side hallway with shower room, separate cloakroom/wc and utility area.

To the other side of the main entrance hallway is a corridor leading through into The Cottage. Were this to be utilised separately it has two external entrances to the front and side of the building which open into the open-plan living room/kitchen. There is a staircase to the rear of this room up to the first floor where there are two double bedrooms and a family bathroom. There is an access doorway through one of these bedrooms which opens into the en-suite bathroom attached to the principal bedroom in the main house.

The house is set in an elevated position on the outskirts of the village and does enjoy some very far reaching rural views from the first floor and gardens.

Accessed off a quiet country lane through granite gated entrance there is a large parking and storage area to the front of the barns.



To one side is the partially derelict agricultural outbuilding which is split level and divided into two separate spaces. Whilst in need of some attention this building extends to about 1,200sq.ft. so ample space for a variety of uses, subject to any necessary consents.

To the other side of the entrance is a detached granite outhouse loosely divided into two and a useful garden machinery and tool storage area.

Attached to the main house is an integral single garage.

There is a further access via a five bar gate to one side and along the lane from the existing house.

The majority of the gardens are to both sides and the rear of the house and are terraced and gently sloping, primarily lawned but with a number of mature trees, shrubs and borders. The gardens are particularly private and there are some lovely and far reaching country views to the east.



LOCATION

Tregoose sits in a delightful rural location adjoining unspoilt countryside and enjoying far reaching rural views.

The village of Ponsanooth provides a good range of day to day amenities and is ideally situated for easy access to Falmouth, Truro, Helston and Redruth.

Its proximity to the Carrick Roads provides excellent sailing facilities within easy reach at Mylor Harbour, Falmouth, Helford Passage and Feock. There are a number of golf courses in the vicinity at Falmouth and Truro.

The north coast with its beautiful Cornish coastline is about 20 minutes' drive away with south coast beaches at Maenporth and Swanpool about 10 minutes to the south.

The main cathedral city of Truro lies just 15 minutes' drive from the property which is the principal retailing, administrative and commercial centre of Cornwall and offers a wide and ever improving range of shopping, business, leisure and schooling facilities together with the Royal Cornwall Hospital (Treliske), the private Duchy Hospital and a multitude of professional offices and businesses. Centring on the cathedral, cobbled streets lead off to a variety of select specialist shops in addition to which most national retailers are represented. The Hall for Cornwall is the county's main cultural venue. There are also a number of nurseries, junior and secondary schools in addition to private schooling; Truro High School and Truro School are widely regarded as two of Cornwall's best.

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

Entrance door into:-

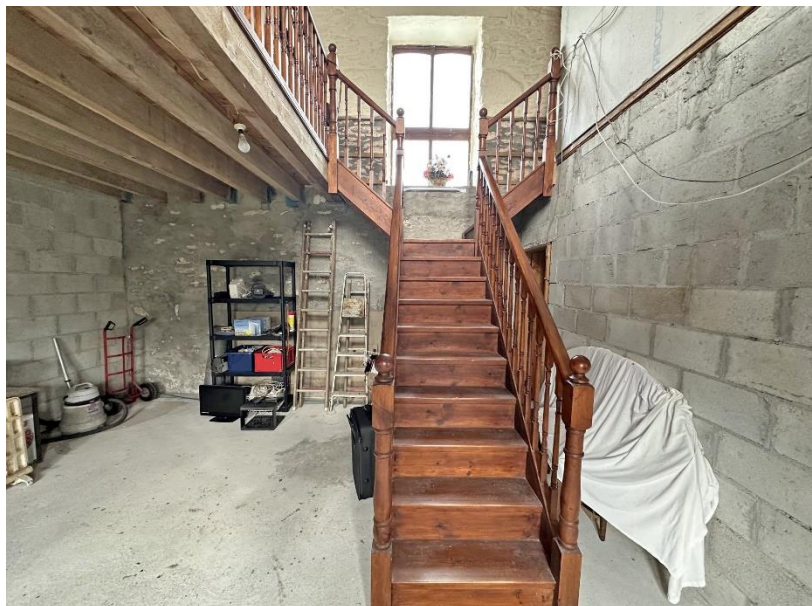
RECEPTION HALLWAY – 17'9" x 16'2" A partially completed space with unrendered walls, split staircase to the first floor. Doors to:-

DINING ROOM – 16'10" x 16'3" A dual aspect room with two windows to the rear, exposed stone and block unrendered walls.

BEDROOM 2 – 12'10" x 10'6" Window to the side, exposed and unrendered block and stone walls, doorway through to:-

EN-SUITE BATHROOM
 Window to the side, an incomplete room with block and random stone unrendered walling and concrete floor.

SITTING ROOM – 18'10" x 16'
 A lovely dual aspect room with windows and doors to the front and side, wood block flooring, vaulted ceiling with exposed



roof trusses, vast granite fireplace and surround with multifuel stove, radiator. Opening through to:-



KITCHEN / BREAKFAST ROOM – 22'9" x 12'2" A dual aspect room with windows overlooking the rear garden and the front courtyard, a range of base and eye level units, worksurfaces, tiled splashbacks, 1½ bowl sink unit with mixer tap, plumbing for dishwasher, oil fired Rayburn, timber floor, two radiators, part-vaulted ceiling with exposed beams. Door to:-

SIDE ENTRANCE AND HALLWAY Access to the front.

CLOAKROOM / WC With low level wc and wash hand basin.

SHOWER ROOM With shower cubicle.

UTILITY AREA With plumbing for washing machine, base and eye level cupboards, single drainer sink unit with tiled splashbacks, airing cupboard housing hot water tank. Doorway out to the rear garden.

From the reception hallway a split staircase with half landing and large window taking full advantage of the delightful and far reaching rural views leads into the:-

FIRST FLOOR



LIVING ROOM – 34'10" x 16'3" A sensational triple aspect open-plan room with vaulted ceiling and exposed roof trusses and in need of refurbishment and completing, views to one side take fully advantage of the far reaching and expansive rural outlook and over the front courtyard. Double doors open out onto the rear garden.

To the other side of the split staircase a doorway opens into:-

PRINCIPAL BEDROOM – 16'4" x 8'7" A dual aspect room with window over the side garden with expansive and far reaching countryside views and further window overlooking the front courtyard. A range of inset mirror fronted wardrobes. Door to:-

EN-SUITE BATHROOM Raised sunken bath, shower cubicle, wash hand basin, bidet and low flush wc in vanity unit, window to the garden. There is a doorway from the bathroom opening through into a further doorway which adjoins the bedroom in the cottage.

THE COTTAGE

This is accessed via its own front entrance doorway or via the main reception hallway and can either be integrated into the existing accommodation or remain separate.

HALLWAY Exposed stone and blockwork which is unrendered, opening through into:-

CLOAKS CUPBOARD Housing meters.

Doorway and steps lead down to the:-



LIVING ROOM / KITCHEN – 26'5" x 15'5" A triple aspect room with windows and double doors opening onto the front courtyard, a stable door with window to one side and a window in the kitchen area overlooking the side garden. Multifuel stove on raised slate hearth, woodblock flooring, three radiators, staircase to the first floor, beamed ceiling. The kitchen area has a range of base and eye level units, roll top worksurfaces, stainless steel sink unit with mixer taps, plumbing for washing machine, Hygena oven and hob with extractor over. Turning staircase to:-

FIRST FLOOR

LANDING Window taking full advantage of the far reaching rural views, access to loft space. Doors to:-

BEDROOM 3 – 15'6" x 8'10" One full height and a second window overlooking the front courtyard, radiator, wash hand basin in vanity unit.

BEDROOM 4 – 15'4" x 10'4" max measurements Window overlooking the front courtyard, radiator, door way to inner doorway to principal bedroom en-suite bathroom.

FAMILY BATHROOM Panelled bath with electric shower over, pedestal wash hand basin, low level wc, radiator, tiled splashbacks, airing cupboard housing hot water tank, frosted glazed window to the front.

OUTSIDE



Tregoose is approached off a quiet country lane through a broad gated access with granite piers, five bar timber gate and a pedestrian gate to one side. There is a very large parking area to the front of the property for numerous vehicles and storage. To one side is a detached single storey:-

GRANITE OUTHOUSE With two doors and divided into two sections – **Room 1 – 8' x 7'** and **Room 2 – 15'4" x 7'**.

To the other side of the courtyard is a split level:-



BUILDING – 50' x 16'6" and 32' x 14'10" of block, random stone and granite construction. This building is in need of significant refurbishment.

INTEGRAL GARAGE – 16'9" x 12' Up and over door, power and light connected. Doorway and windows to one side.

The main body of the gardens are to the rear of the house and to one side there is an additional vehicular gated access. The gardens are tiered and primarily lawned with a wealth of mature shrubs, trees and bushes and are particularly private, taking in some superb far reaching views to the east.

In total the gardens and grounds extend to about 1½ 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 TR3 7HW.

SERVICES Mains electricity and water. Private drainage. Oil fired boiler and central heating.

COUNCIL TAX BAND N/A (see www.mycounciltax.org.uk).

DIRECTIONS From the centre of the village take the turning onto Park Road continuing past the school and Kennall Vale on the left hand side, continuing along the country lane which is Cot Hill. Towards the top of the hill the entrance to Tregoose is on the right hand side.

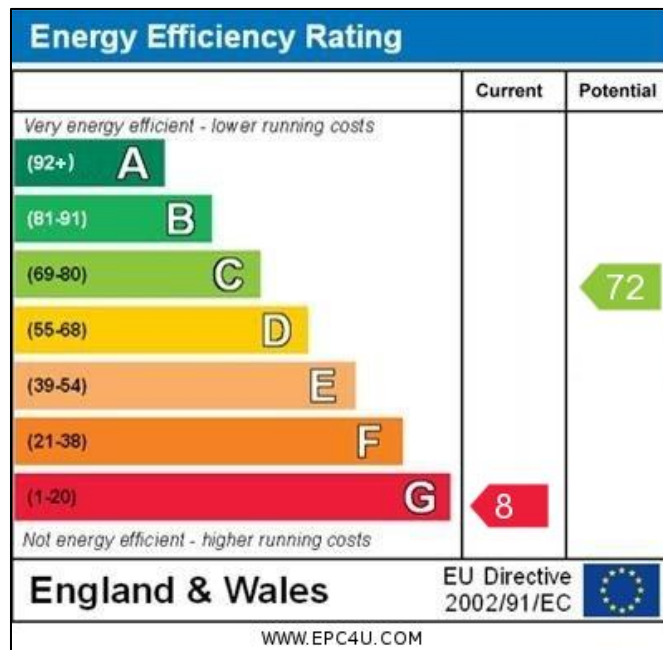
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Tregoose, Ponsanooth, Truro

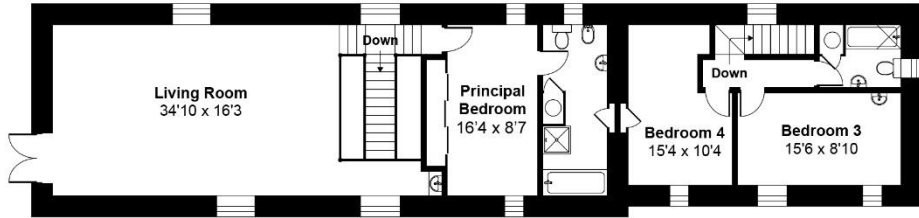
Approximate Area = 3388 sq ft / 314.7 sq m

Garage = 204 sq ft / 18.9 sq m

Outbuildings = 1488 sq ft / 138.2 sq m

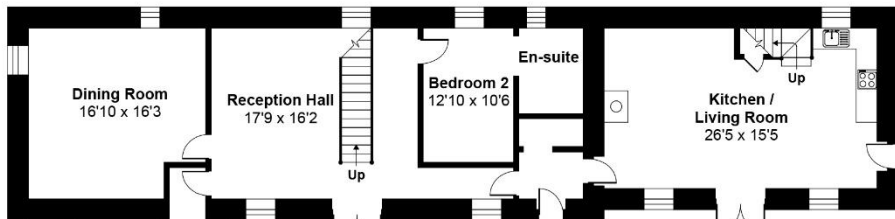
Total = 5080 sq ft / 471.9 sq m

For identification only - Not to scale



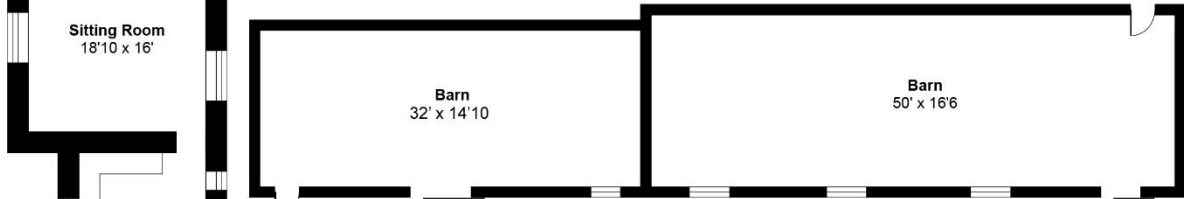
MAIN HOUSE

COTTAGE

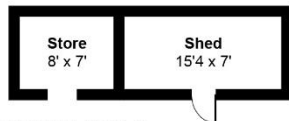


MAIN HOUSE

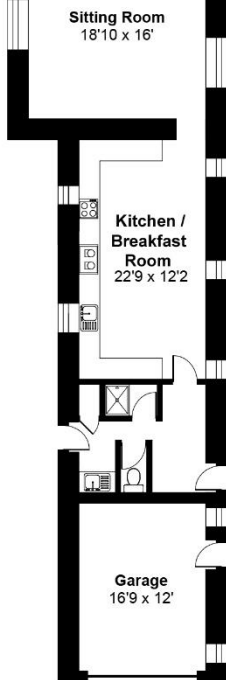
COTTAGE



OUTBUILDING 1



OUTBUILDING 2



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīche.com 2023. Produced for Lillcrap Chilcott. REF: 1017204

