



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9570

Offers around £1,750,000

Lescrow Hay,  
Passage Lane, Fowey, Cornwall, PL23 1JS

FREEHOLD



**A beautifully and sympathetically restored 6 bedroomed Victorian villa, providing sumptuous and comfortable south facing accommodation extending to about 4,000sq.ft. on the outskirts of this highly regarded south coast waterside town. Set in beautifully landscaped formal gardens and grounds, with detached garden studio and adjoining 5 acre field. This is a superbly proportioned home of the highest quality combining original features with contemporary enhancements.**





**SUMMARY OF ACCOMMODATION – In all, about 4,044sq.ft.**

**Ground Floor** Reception hallway, drawing room, conservatory, sitting room, kitchen, dining room, utility room, cloakroom/wc.

**First Floor** Principal bedroom with dressing and en-suite bathroom, 2 further bedrooms, family bathroom.

**Second Floor** 3 bedrooms, shower room/wc

**Outside** 1 acre of formal gardens and 5 acre adjoining field. Garden/art studio. Attached garage with cellar.



## **DESCRIPTION**

Lescrow Hay is a Victorian villa dating back to around 1895 and was believed to have been built to replicate a house in Golant, where the landowner built the house for his mistress. This story was the inspiration for the garden at the front of the house, making a Celtic love knot border, designed by Sara Gadd, a Cornish designer based in Constantine. The house is not listed and retains many of the original Victorian features which have been carefully retained and work particularly well alongside the extensive refurbishment and renovation undertaken by the previous owners and further improvements by the current owners since their purchase.



The current owners further enhanced the house by opening up the kitchen and dining room area and re-configuring part of the first floor to move the principal bedroom suite to the eastern side of the house to take advantage of the morning sun and the view out over the fields.

The very comfortable and spacious accommodation is arranged over three levels plus cellar. There is a veranda stretching along the front of the house on the southerly elevation and this opens into a hallway to the main reception rooms. The sitting room has an open fireplace, parquet floor, cornicing and ceiling rose. The French doors open out onto the south facing veranda and also through to the terrace at the rear. From the sitting room a glass door opens to the large conservatory with underfloor heating and access out onto the rear terrace. The second reception room has a large bay window to the front facing south with views over the garden and countryside beyond. From this room a doorway opens through into the kitchen (which is also accessed off the hallway) and this is comprehensively fitted with a central island, granite worksurfaces, comprehensive range of appliances including induction hob, coffee machine, steam oven and integrated oven. The owners opened the access through into the dining room and installed a further window to

one side to create an even greater feeling of light and space with bifold doors opening out onto the rear sun terrace.

To the rear of the main hallway is a cloakroom and a separate wc. Beyond the dining room is a glass link leading through into the utility room which is of a particularly good size and a doorway leads to a small courtyard to the rear of the garage and a further door leads directly into the back garden. There is a further cloakroom/wc off this room.

There are two sets of stairs to the first floor. The main staircase rising up to a half landing with a large sash window with side stained glass windows, then opens to the broad landing. The dual aspect principal bedroom suite enjoys an easterly outlook over the paddock and a southerly outlook to the front over the gardens. The main guest bedroom is of a particularly good size and enjoys the superb southerly outlook to the front of the house. There is a further double bedroom, currently used as a study, and adjoining this a family bathroom. The landing then leads to the back stairs taking you down directly into the kitchen.

On the second floor are three further bedrooms, a very spacious landing which lends itself to being a playroom and there is a very recently refitted family shower room/wc.

From the kitchen there are stairs down into the cellar and there is also access to the cellar from the attached garage. There is one very good sized room within the cellar which could be converted into a cinema room or gymnasium, subject to any requisite consents.

At the top of the garden is a large garden room/office which comprises one main room with decking to the front and sunken hot tub and also has a small kitchenette and wet room/wc.

The house is approached along a single track lane which has a right of way access. There is a parking area to the front of the attached garage and a further driveway to the other side which leads to further parking/boat storage area next to the garden room. The gardens are an absolute delight and extend to about 1 acre incorporating a superb south facing Celtic knot garden, extensive terracing of granite paving and Delabole slate perfect for entertaining and leads up onto a grass lawn area which is partially walled. Beyond this is a large level area of lawn perfect for tennis or croquet. Beyond this and to the side which extends to about 5 acres.

## **LOCATION**

Lescrow Hay is located a short distance from the harbourside town of Fowey in a lovely elevated position. The town is about a 20 minute walk away and is one of Cornwall's most attractive historic and unspoilt sailing towns renowned for its sheltered deep water anchorage and superb sailing facilities. The town has an annual regatta



week where both the water and shoreline come alive with parades, festivals and parties all signed off by the Red Arrows and a fireworks display. Current passenger ferry services link the east and west sides of the estuary making a trip to Polruan and the walks around the extraordinary headlands extremely straightforward.

The nearby towns of Lostwithiel and St Austell offer a full selection of national retailers as well as access to the Penzance to London Paddington mainline railway (London approximately 4 hours).

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

Large veranda with front door into:-

**RECEPTION HALL** Ornate turning staircase, tiled floor, understairs storage cupboard, cloakroom/wc divided into two areas, doorways into the two reception rooms and kitchen.



**DRAWING ROOM – 19'5" x 15'3"**  
 Superb dual aspect high ceilinged room with windows to the south overlooking the front garden and doorway and window to the rear sun terrace, fireplace, cornice, ceiling rose, parquet flooring. Glass doorway leads through to:-



**CONSERVATORY – 21'6" x 11'8"** Underfloor heating and doorways out to the side and rear gardens.



**SITTING ROOM – 18'8" x 16'11" max** Another high ceilinged room with cornicing. Window to the southerly aspect overlooking the front garden, fireplace. Doorway through to:-





**KITCHEN – 18'2" x 12'1"** A comprehensive range of fitted units, large central island, granite worksurfaces, butler sink, Miele appliances including induction hob, coffee machine, steam oven, integral oven and microwave. Oil fired AGA. Back stairs to the first floor and down to the cellar. Opening through into:-

**DINING / BREAKFAST ROOM – 27'4" x 8'9"** Bifold doors opening onto the rear gardens. Window to the side elevation enjoying views out over the garden and countryside beyond. Glazed passageway leading through to:-



**UTILITY ROOM – 20'11" x 8'.** Doorway leading down to the rear of the garage and further doorway into the rear garden. Plumbing for washing machine and tumble dryer. Worksurfaces, sink unit.

**SEPARATE CLOAKROOM / WC.** Comprising low level wc and wash hand basin.

From the main hallway the wide ornate turning staircase with half landing with large picture window overlooking the rear garden leads up to:-

## FIRST FLOOR

**MAIN LANDING** Large walk-in laundry and linen room. Doors to:-

**PRINCIPAL BEDROOM – 20'5" x 12'8"** A superb dual aspect bedroom with large picture window to the front and windows to the side taking full advantage of the splendid rural views, fireplace with ornate surround, radiator, door to en-suite bathroom, steps down to:-



**DRESSING ROOM** Windows overlooking the rear garden and access to loft space.

**EN-SUITE BATHROOM**  
Freestanding bath, corner oversized shower cubicle, low level wc, twin wash hand basins in vanity unit, dado rails, large sash window overlooking the front, ceiling spotlights.







**BEDROOM 2 – 18'7" x 14'10"** Large bay window to the front facing south with outlook over the gardens and beyond, fireplace, two radiators.

**BEDROOM 3 – 12'10" x 7'6"** Window to the side overlooking the garden, fireplace.



**FAMILY BATHROOM** Panelled bath, corner oversized shower cubicle, low level wc, pedestal wash hand basin, heated towel rail, tiled splashbacks, window overlooking the rear garden.

## SECOND FLOOR

Turning staircase from the landing leads up to a half landing with access to:-

**BEDROOM 4 – 11'7" x 10'4"** Windows overlooking the rear garden, eaves storage space.

**SECOND LANDING** A particularly wide and spacious area with windows overlooking the rear garden, eaves storage space, Velux windows. Doors to:-

**BEDROOM 5 – 14'8" max x 11'8"** Window to the front, eaves storage space.



**BEDROOM 6 – 16'2" x 9'10" some restricted head height** Eaves storage space, window overlooking the front.

**SHOWER ROOM / WC** Fitted with shower, pedestal wash hand basin, low level wc, heated towel rail.

## OUTSIDE

From the lane down into Fowey a discreet turning takes you up the driveway over which Lescrow Hay has a right of way up to the house. The first driveway leads up to the back of the house forming a wide track to the large gravelled parking area to the rear. The second driveway leads to the other side of the house into the driveway with parking for a number of vehicles and access up into:-

**ATTACHED GARAGE – 18'8" x 16'11"** Up and over roller door. To the rear of the garage is a doorway out through into the rear courtyard and the utility area. The garage houses the hot water tank and central heating boiler. There are steps down into the:-

**CELLAR – 17'4" x 16'1"** Further passageway leading to a second area 14'6" x 9'2".

Immediately to the front of the house there is a Celtic knot garden designed by renowned local garden designer Sara Gadd and steps lead up to the main entrance doorway. The veranda leads around to the side of the house where there is extensive patio and seating areas with access back into the house from a number of different points. Beyond the patio a pair of steps lead up into the walled garden which has an expanse of lawn interspersed

with a super array of low hedging, colourful plants, borders and a number of specimen and mature trees. To either side of this lawned area of garden there are gates which open out onto a terraced area of lawn which at one time housed a swimming pool but would make a super tennis or croquet lawn. At the top of the garden is a:-



**LARGE HOME OFFICE / GAMES ROOM** Decking to the front and side and sunken hot tub. Sliding door to hallway, opening into:-

**STUDIO / GAMES ROOM – 18'4" x 11'8"** Bifold doors to the front and further door to side and window to the rear.

**KITCHENETTE – 6'3" x 5'4"** Base level units with worksurface over, wine fridge, wash hand basin, window overlooking the side paddock.

**WETROOM** Shower, low level wc, wall mounted wash hand basin, heated towel rail.



To the side of the home office building and at the top of the first driveway is a large gravelled parking area which would be suitable for overspill parking and boat storage. A pathway leads to a small timber gate which opens onto the adjoining field.



### **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** PL23 1JJ.

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating and some underfloor heating.

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

**DIRECTIONS** Coming down Passage Hill in the direction of the Bodinnick Ferry and towards the bottom of the hill after a right hand bend take the next left hand turning up a driveway adjoining Oak Cottage. Lescrow Hay is the first property on the right after about 300 yards up this single track lane.

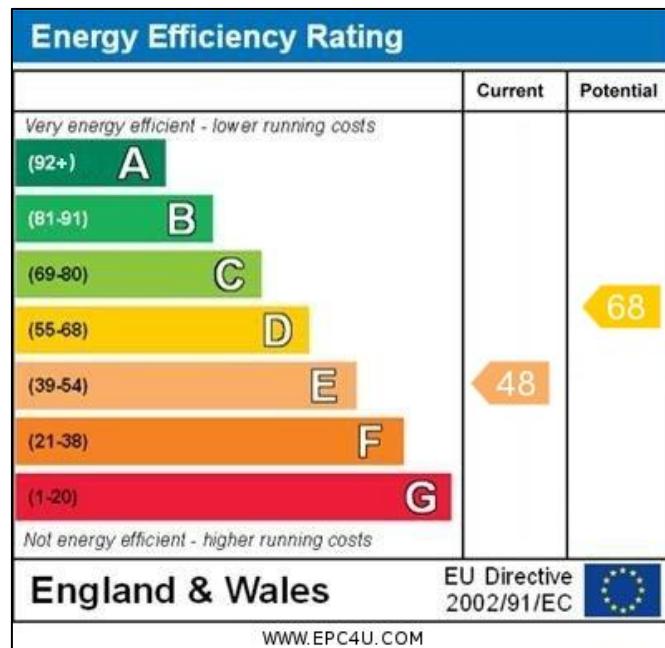
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services,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

# Lescrow Hay, Passage Lane, Fowey

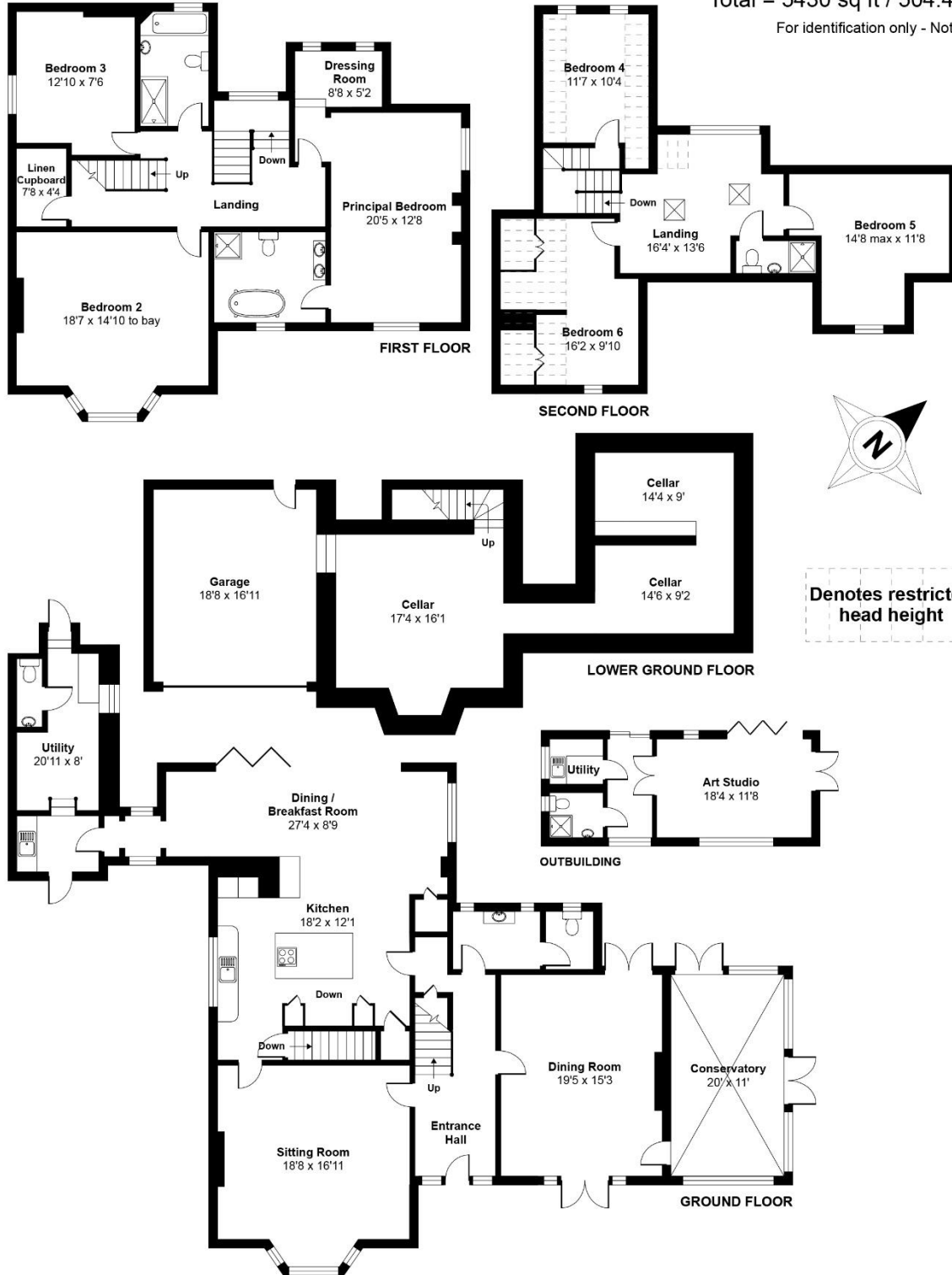
Approximate Area = 4890 sq ft / 454.3 sq m (includes garage)

Limited Use Area(s) = 178 sq ft / 16.5 sq m

Outbuilding = 362 sq ft / 33.6 sq m

Total = 5430 sq ft / 504.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Lillcrap Chilcott. REF: 1018990

