

TRESONA

3 BUCKEYS LANE, ST MAWES, TRURO, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





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One of St Mawes' grand 1930's houses, offering superbly presented accommodation of circa 3,500sq.ft. standing privately in approximately 0.8 of an acre of exquisite level gardens, with views over St Mawes harbour and Falmouth Bay. Only around 150 yards to Summers Beach and St Mawes Sailing Club's quay, in many ways one of the finest residences in this revered sailing community.

SUMMARY OF ACCOMMODATION

Ground Floor Entrance lobby, reception hall, lounge, sun room, dining room, kitchen/breakfast room with pantry off. Study, cloakroom. Boot/games room with shower room off. Side hall, laundry room.

First Floor Landing with snug reading area and inner landing off. Principal bedroom en-suite with balcony. Further double bedroom with balcony, third double bedroom facing the views, bathroom, separate wc. Guest bedroom suite with private access, dressing/reception room and en-suite shower room.

Outside Long gated driveway, plentiful parking and detached garage. Excellent large home office facing the views. Extensive terraces to the south-east and south-west elevations overlooking the garden and sea. Level, beautifully stocked gardens with long established boundaries providing privacy. An oasis in the heart of St Mawes.

In all, about 0.8 of an acre.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

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LOCATION

St Mawes is one of Cornwall's most highly regarded waterside communities with a stunning natural harbour opening at the mouth of the beautiful, sheltered and safe sailing waters of the Carrick Roads. The protected moorings available along the Percuil River and at its mouth have deep enough water to hold even the largest of yachts and St Mawes is considered one of the finest places to sail from around the British Isles. The local sailing club is very well supported, holding racing throughout a long season, and also organises regular youth sailing lessons and coaching. There is also a nearby windsurfing school and kayaking centre.

St Mawes has a natural beauty and there are beaches below the castle, below the Tresanton Hotel and also the long Summers Beach facing south-west out towards Pendennis Castle at Falmouth. The inner harbour is ideal for crabbing and launching smaller vessels and this is where the local gig racing club is based.

There are beautiful walks beyond St Mawes Castle along the National Trust-owned coastline of the Carrick Roads to the creek at St Just-in-Roseland, and also upstream along the Percuil River. Ferries link to Falmouth and also in the summertime to St Anthony Headland giving further walks through woodland and around the coastline past St Anthony Lighthouse and over towering cliffs around Zone Point.

The village has a very good range of year-round facilities including a large general store, a post office, doctor's and dentist's surgeries, further shops, cafés, restaurant, bars and hotels including the Idle Rocks and the Tresanton. Truro is Cornwall's capital city and is about ½ an hours' drive away either 'around the road' or over the King Harry Ferry which passes the National Trust-owned Trellisick House Estate in Feock. Truro offers everything one would expect of Cornwall's only city and of course there is also the wide range of services and boating facilities available at Falmouth.



DESCRIPTION

Tresona, 3 Buckeys Lane is believed to have been built around 1938 and is one of a very few grand houses constructed in what must be considered as one of the most desirable areas of St Mawes. Amazingly the house is only 150 yards away from the turquoise waters of Summers beach and the same along a well maintained footpath to St Mawes Sailing Club's quay. As a position within the village, enjoying almost immediate access to the water yet being privately and quietly tucked away, Tresona is superb. The harbourside and many village facilities are also only circa 500 yards away.

This handsome house stands within level grounds of about 0.8 of an acre. Its prime elevated position on the brow of the gentle hill rising up behind Summers Beach affords the property open views principally over the yachts and sailing waters of St Mawes and then beyond over the approaches to the Carrick Roads and Falmouth Bay framed by Pendennis and St Mawes Castles. From the upper floor of the house there are also views to the north-east and south-east over the protected wooded banks and masts of the moored yachts in Percuil River.

With a long gravelled driveway, plentiful parking, garaging and a superb home office or studio, the practicalities are taken care of and are enveloped within the generally very private lawned gardens with many wonderful plants adorning them. An extensive terrace wraps around the south-eastern and south-western sides of the house enjoying views and sun throughout the day as well as an instant connection to the garden and back into the house through the numerous glazed French doors. In addition there is a discreet courtyard, stores and vegetable growing beds tucked away beyond two lovely old apple trees.

In our client's ownership, Tresona has been greatly enhanced now offering very high quality refined accommodation in total stretching to a little over 3,500sq.ft. With high ceilings to both the ground and first floors, extensive glazing filling the accommodation with light and taking in the views, and a mix of period style and modernity that will never go out of fashion. The flexible accommodation can allow guests to have their own space and what is certain is that everyone who visits Tresona will fall in love with the house, gardens, views and exact location so close to the beach and sailing facilities.



THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

ENTRANCE LOBBY Half obscure glazed door to the drive, Delabole slate floor. Multi pane glazed door to:-

RECEPTION HALL 8'6" high ceiling as found throughout the majority of this floor, picture rails, archways to either side of the initial reception area, oak floorboards, turning staircase to the first floor with tall window over and large cupboard below. Panelled doors with brushed steel handles (as found throughout the majority of the house) to the study, lounge, dining room, cloakroom and kitchen/breakfast room.

LOUNGE – 18'6" x 17'10" reducing to 12' A light-filled space with French doors to the south-east terrace and lawn and a bay to the south-west taking in views across St Mawes harbour and Falmouth Bay. Additional internal windows and glazed door borrowing light and views from the sun room. Oak flooring, fireplace with inset woodburning stove, Delabole slate hearth and backing. Fitted cabinets, pair of doors to dining room.

SUN ROOM – 14'8" x 9' max Of elongated hexagonal shape with a pair of glazed doors and large windows to either side taking in the views plus additional side windows and two windows lending light and views to each of the lounge and dining room. Delabole slate floor with underfloor heating.

DINING ROOM – 17'10" x 13'5" Bay to the south-west enjoying the views. Oak floor, door returning to the reception hall and archway to:-



KITCHEN / BREAKFAST ROOM – 21'1" x 11'10" Dual aspect including two windows to the side and a large pair of glazed doors opening to the south-west terrace facing the views. Delabole slate flooring with underfloor heating, electric Aga range cooker with additional electric Aga module beside and glazed white tiled splashback behind. Range of painted handmade kitchen units under matt black stone worktops with matching upstands. Double width stainless steel sink with brushed steel mixer tap over. Sub-Zero American stainless steel fridge and freezer with fitted larder cupboard beside. Doors to the side hall and:-

PANTRY – 9'5" x 6'4" reducing to 4'4" Window to the front elevation, fitted wood shelving, Delabole slate floor.

STUDY – 13'8" x 6' Dual aspect including a large window to the south-east lawn side with wooden louvre shutters. Further window to the north-east side with wooden louvre shutter. Oak flooring, deep recessed cupboard.

CLOAKROOM – 7'2" x 5'10" Large full height period painted cabinet partly glazed. Heated Delabole slate tiled floor. Painted matchboarding to half height. Window to the front with wooden louvre shutter. Lefroy Brooks sanitaryware including wc and cantilevered wash basin with period style chrome taps.

SIDE HALL Glazed door opposite the home office, high level window, heated Delabole slate floor. Doors to the boot/games room and:-

LAUNDRY – 4'10" x 4'10" Delabole slate floor, space and plumbing for washing machine and tumble dryer, stainless steel countertop, handmade painted wall-mounted cabinets.



BOOT / GAMES ROOM – 17'2" x 8'8" extending to 13' Commonly used as a primary entrance into the house via a pair of glazed doors from the driveway, with ample space for cloaks area and additional furniture/gymnasium/games equipment. Heated Delabole slate floor. Painted matchboarded walls and ceiling. Two windows to the north west elevation. Boiler cupboard housing the oil fired boiler and manifolds for the underfloor heating system plus the electric fuseboard. Door to:-

SHOWER ROOM – 9'1" x 3'10" Perfectly positioned for returning to after being on the beach or out sailing. Delabole slate floor with wet area and drain to one side with chrome rain head mixer shower over. Marble mosaic tiled walls by Fired Earth. Contemporary white wc and matching cantilevered wash basin with chrome mixer tap. Contemporary electric radiator/towel rail, extractor fan.

FIRST FLOOR

LANDING Initially lit by the large window over the staircase and with a further broad window in a dormer between them enjoying countryside views and glimpses of yachts on the Percuil River. Reading area in the deep dormer, four recessed wardrobes and cupboards off, two archways, one with a door allowing parts of the first floor to be divided. Cupboard housing the extensive modern pressurised hot water system. Hatch with dropdown ladder to loft space. 8' high ceiling as found throughout the majority of this floor. Doors to:-

LOFT Boarded throughout, well lit, power supply.

PRINCIPAL BEDROOM – 17'3" x 14'7" Dual aspect including French doors opening to the glass fronted balcony with a window beside taking in beautiful south-westerly views over St Maves harbour and Falmouth Bay with an additional window to the side with views beyond the garden to countryside. Picture rails, recessed wardrobe. Door to:-



EN-SUITE BATH / SHOWER ROOM Dual aspect including windows to the south-east and north-east elevations with countryside views and wooden louvre shutters. White sanitaryware including a large bath with period style mixer tap and handheld shower set into the tiled surround. Lefroy Brooks wc and matching pedestal wash basin with period style mixer tap. Large glazed screened shower enclosure with chrome rain head mixer shower and additional handheld shower. Underfloor heated carrara marble mosaic tiles and matching larger tiles to full height around the wet areas of the bathroom all by Fired Earth. White painted matchboarding to the other walls and ceiling. Chrome heated towel rail.

BEDROOM 2 – 14'8" x 13' Dual aspect including a window to the north-west side and window and a pair of glazed doors opening to the glass fronted balcony allowing blissful views over the sailing activity. Picture rails, recessed wardrobe.

BEDROOM 3 – 12'1" x 11'4" Dual aspect including a broad window facing the views and further window to the north-west elevation. Picture rails, two recessed wardrobes.

BATHROOM – 8'2" x 6'3" Large white panel bath with wall mounted period style chrome mixer tap, chrome rain head shower over and glazed shower screen. White Lefroy Brooks wc and matching pedestal wash basin with integrated chrome mixer tap. Underfloor heated carrara marble mosaic tiles and matching larger tiles to full height around the wet areas of the bathroom all by Fired Earth. White painted matchboarding to the other walls and ceiling. Chrome heated towel rail, high level window to the front with some countryside views.



SEPARATE WC White Lefroy Brooks wc, white matchboarding to half height, white/grey mosaic floor tiling by Fired Earth. Window to the north-east elevation.

BEDROOM 4 – 13'1" x 12'1" reducing to 10'3" Dual aspect with windows to both side elevations enjoying countryside views. Picture rails. Door and three steps down to:-

STUDY / DRESSING ROOM – 12'4" x 9' Part of bedroom 4's suite with potential to be used in several different ways, with its own entrance via a narrow glazed door opening to an elevated porch with wooden steps descending to the driveway making this perfect guest or grown up children accommodation. Angled canopied ceiling of painted matchboarding, window to the north-west elevation. Door to:-

EN-SUITE SHOWER ROOM – 6'7" x 6'3" max White/grey mosaic floor tiling by Fired Earth. Chrome rain head mixer shower with floor drain below. White wc, white cantilevered wash basin with chrome mixer tap. Canopied ceiling and one wall in painted matchboarding. Velux roof window.

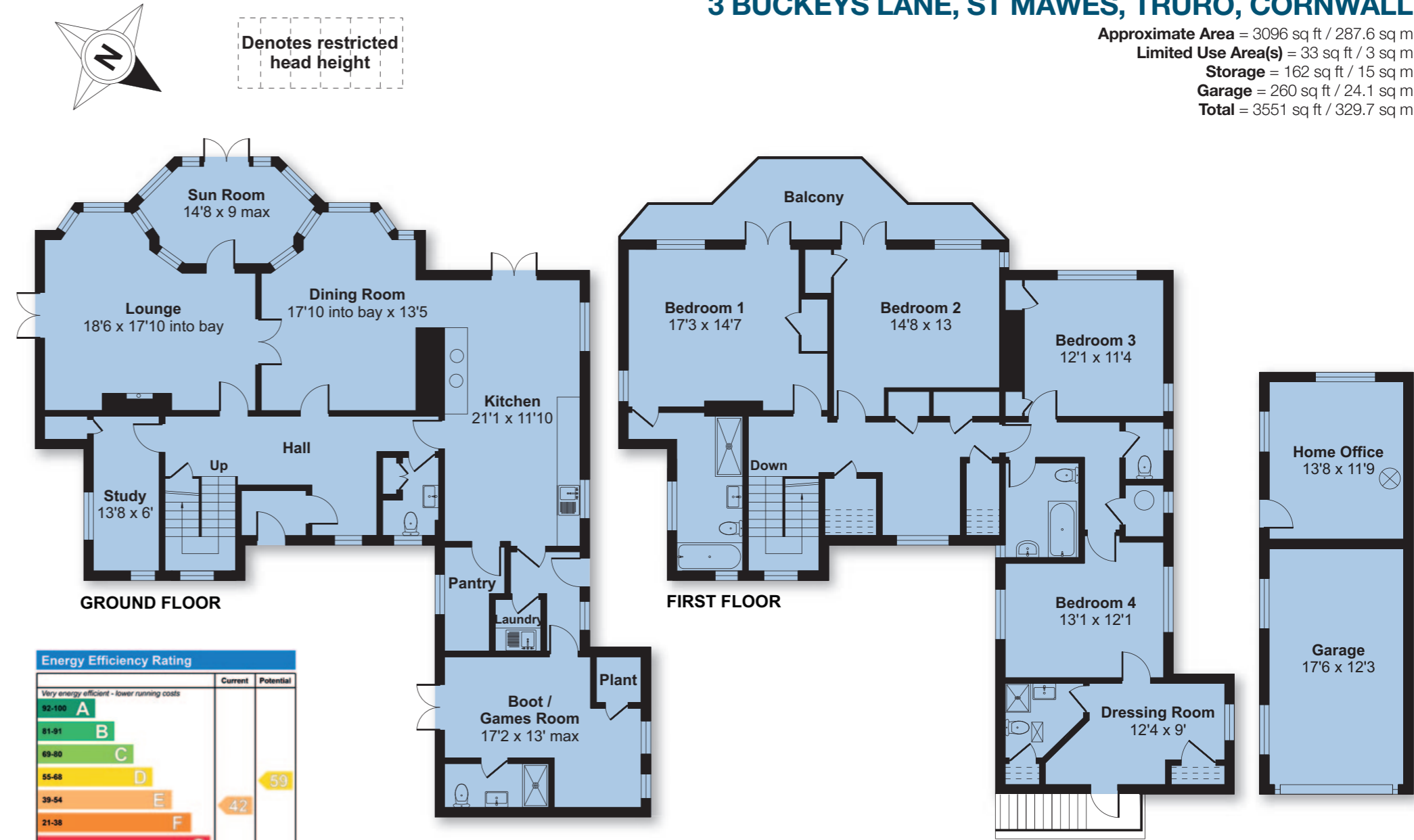
GARAGE AND HOME OFFICE

HOME OFFICE – 13'8" x 11'9" Dual aspect of windows to the south-east and south-west elevations with wooden louvre shutters, enjoying the sea views. Morsø contemporary woodburning stove set on a honed slate hearth. Wood floor, painted matchboarding to dado height. Used as a quiet space away from the rest of the house and as an office.

GARAGE – 17'6" x 12'3" Modern sectional garage door, two windows to the side, power and light. Pulldown ladder to boarded out loft space over this room and the adjacent office.

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Approximate Area = 3096 sq ft / 287.6 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Storage = 162 sq ft / 15 sq m
 Garage = 260 sq ft / 24.1 sq m
 Total = 3551 sq ft / 329.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		59
39-54	E	42	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GARDENS

The house is approached off a gated gravelled driveway from Buckeys Lane with planted beds to either side filled with agapanthus, fruit trees and fuchsias. The driveway continues to a generous parking area to the front of the house with additional parking beyond the steps up to the guest bedroom suite from where there is access to the garage. Between the garage and the house is a walled area with a log store.

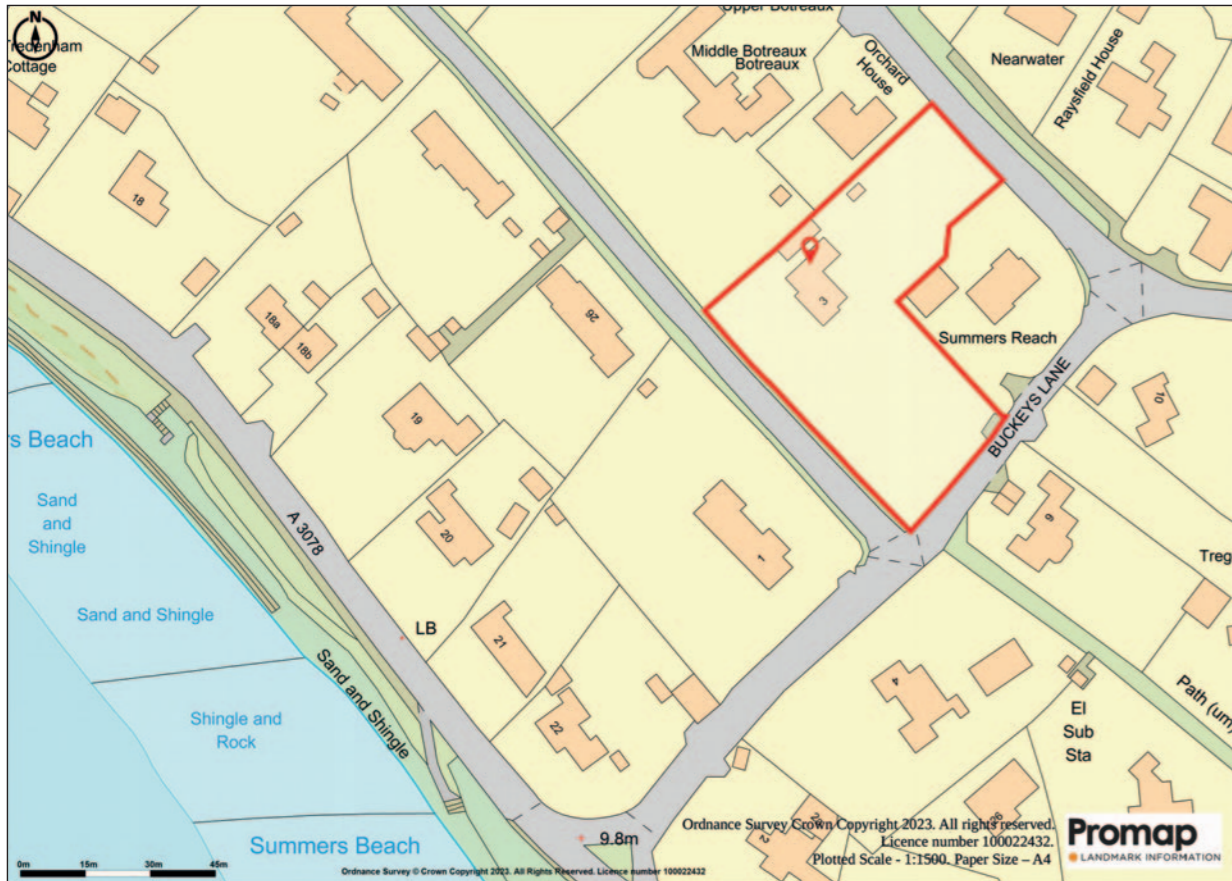
The house stands within a superb plot of about 0.8 of an acre which is almost entirely level. To the south-eastern side of the house is a splendid large lawn fringed with all manner of mature well tended shrubs including hydrangeas and small trees. Echiums, palms and artichokes bring more colour and height. The lawn is open to the south sun and continues seamlessly around to the south-western main elevation, continuing to be edged by beds with well tended hedges behind providing privacy. A pedestrian gate opens onto Pedn-Moran. The views are available from many spots within the garden and are enhanced by the slightly elevated position of the full width terrace stretching across the south-west and south-eastern elevations. The north-west boundary is filled with evergreen Olearia fronted by bamboo and a spectacular array of grasses. A store provides concealed space for a barbecue.

To the northern side of the house is a further large lawn initially with two apple trees then becoming more open and surrounded by mixed hedging and walls. A large trampoline is sunken into part of the lawn. To one side a paved pathway divides fruit and vegetable beds from the lawn along with a timber garden shed and an outbuilding housing the oil tank, set behind a herb bed with further flowering shrubs and rosemary covered walls.

Tresona's gardens offer year-round interest with both well-established specimens and newer additions sourced locally from the Duchy of Cornwall and Burncoose nurseries. Scarlet quince in winter, vibrant blue ceanothus and white azaleas in spring, exuberant hydrangeas in summer, leading to agapanthus and hawthorn and holly berries in autumn. Every week something new to see, and yet there is still plenty of lawn for football, badminton, slip-n-slide, croquet and of course trampolining.

To find this much space in a location such as St Mawes is unheard of and for the gardens to be as level and beautifully tended as they are makes them all the more enjoyable.





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 TR2 5AP.

SERVICES Mains water, drainage and electricity. Oil fired boiler providing underfloor and radiator heating with electric underfloor heating to the bathrooms as described. Modern pressurised large capacity hot water system.

COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

DIRECTIONS Proceed into St Mawes and continue to follow the main road. When the road reaches the bottom of the hill it will bear around continuously to the right for some distance and as the road straightens out turn right onto Buckeys Lane beside a grass triangle, just above Summers

Beach. Tresona is found on the left hand side immediately after the entrance to the unmade Pedn-Moran 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.**



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