



HIGHER REDALLON

NEAR NANCEGOLLAN | HELSTON | WEST CORNWALL



Pritchard &
Company





HIGHER REDALLON

A rurally situated south facing energy efficient country house with attractive views, set within about 16.11 acres of pasture.

Helston 3.8 miles, Porthleven 4.9 miles, Praa Sands 5.7 miles, St Ives 12.9 miles, Penzance 13 miles, Falmouth 15.2 miles, Truro 18.8 miles
(all distances and times are approximate)



3



4



4



16.11 acres



From 344 minutes mainline train station to London Paddington (including an overnight sleeper train)



M5 (Junction 31 via A30)



Newquay Airport (37 miles) Exeter Airport (110 miles) Lands End Airport (20.5 miles) Penzance Heliport (12 miles)



Praa Sands Golf & Country Club, Haye Golf Club, West Cornwall Golf Club, Mullion Golf Club, Cape Cornwall Golf Club and Truro Golf Club



Mounts Bay Sailing Club, Penzance Sailing Club, St Ives Sailing Club, Helford Sailing Club, Flushing Sailing Club, Mylor Yacht Club and Royal Cornwall Yacht Club



Lambo Beagles at Porthmeor, Cury Hunt and Four Burrow Hunt



Godolphin Primary School, Sithney Community Primary School, Trannack Community Primary School, Helston Community College, Humphry Davy School, Penwith College, Truro School and Truro High School for Girls



The Minack Theatre, Burrell Theatre, Miracle Theatre, Redannick Theatre, Barbara Hepworth Museum, Tate St Ives and Hall for Cornwall



St Michael's Mount, Godolphin House, Tremenheere Sculpture Gardens, Trengwainton Garden, Trewithen Gate Gardens, Pinetum Park & Pinelodge, Trewidden Garden, Treliissick Gardens, Lamorran, Trebah Garden, Glendurgan Garden, The Lost Gardens of Heligan, Bonython House & Gardens, Eden Project and Tresco Abbey Garden



Mullion Cove Hotel and Spa, Jubilee Pool Penzance, Merchants Manor Hotel and Spa

Notes



**Pritchard &
Company**

Pritchard & Company
Alscot Arms, Alscot Estate
Atherstone Hill
Atherstone on Stour
Stratford upon Avon
Warwickshire
CV37 8NF

Telephone: 01608 801030
Email: sales@pritchardandcompany.co.uk
Website: www.pritchardandcompany.co.uk

Situation

Higher Redallon is situated on the edge of Nancegollan north west of Helston in West Cornwall close to the Lizard Peninsula, St Ives and Penzance in the hills above Mount's Bay. Higher Redallon historically formed part of the nearby Godolphin Estate in unspoilt and sparsely populated countryside yet well placed for both north and south coasts and West Penwith. The name Nancegollan comes from the Cornish language words nans, meaning 'valley', and Igolen, meaning 'whetstone'. Nancegollan itself, is located in the Parish of Crowan south east of Leedstown a small rural village with an active community with a thriving café and village hall.

Praa Sands is one of the nearest beaches located 5.7 miles distant, a large dog friendly beach of fine golden sand ideal for families and surfers alike. The general area provides outstanding swimming, surfing, kite surfing, kayaking, paddle boarding and sailing opportunities.

Within five miles Porthleven is a popular village set around its historic fishing harbour and has become synonymous with promoting small food and drink producers encouraging visitors to explore local eateries. The village hosts the annual Porthleven Food Festival attracting celebrity chefs. The market town of Helston is situated at the northern end of the Lizard Peninsula and provides for most day to day amenities, a wide range of shopping and educational facilities. The Lizard is England's most southerly point, is famous for shipwrecks and renowned for its natural beauty and dramatic landscapes with much of the area designated an Area of Outstanding Natural Beauty. The countryside and coastline much of which is protected by The National Trust is famed for geology and history plays home to magnificent beaches and pretty fishing villages. Kynance Cove one of Cornwall's best loved beaches is 16 miles away where at low tide is possible to explore the tower rock stacks and caves with names such as The Parlour and The Drawing Room. From Kynance there is a two mile scenic walk around the coast to Lizard Point along the South West Coast Path which offers a chance to explore the surrounding cliff scenery.



Penzance is 13 miles away to the south west and has a rich seafaring history and is noted for its arts with many galleries. The Isles of Scilly Steamship Company runs a seasonal service between Penzance and the largest of the islands, St Mary's. The Sunday Times recently voted Penzance to be one of the best places to live in the UK in 2023.

Close to Penzance is the small ancient chartered town of Marazion famous throughout the world for the magical and iconic St Michael's Mount with dominates Mount's Bay. St Michael's Mount is linked to Marazion by a causeway that is passable only at only low and mid tides. Slightly to the north St Ives is a major attraction noted for its beautiful beaches, high quality restaurants and cultural experiences.

The vibrant university town and port of Falmouth is home to the

National Maritime Museum and the Royal Cornwall Yacht Club and provides numerous beaches and marinas along with a host of restaurants. The attractive Cathedral City of Truro almost 17 miles is Cornwall's county town and centre for administration, leisure, retail and education with a mainline train station.

There are daily flights to London Gatwick from the county airport at Newquay, as well as various other UK and European destinations. Regular flights to the Isles of Scilly are available from Penzance Heliport and Land's End Airport.

Cornwall is known for its temperate climate and is probably one of the best regions in the UK for growing plants that are native to other parts of the world in particular tender and sub tropical plants, consequently the county plays host to numerous nationally and internationally recognised gardens.



The Property

Higher Redallon was built in 2013 to an individual design influenced by the current vendors and inspired by New England style architecture. Its construction is of a modern energy efficient timber frame externally clad in horizontal pine boards painted a delicate shade of blue-green beneath a slate tiled roof. The main south facing facade has an overhanging roof line with glazed sections allowing the south light to flood in, a raised veranda and central front door. The west wing of the house has a substantial stone built chimney stack being of German design to allow for smoke free open fires. The house has traditional timber casement windows and doors and internally exposed floorboards throughout.

The accommodation which is set out over two floor levels is well appointed with superbly proportioned rooms all presented in a relaxed country house style. The internal arrangement of rooms allows for a versatile plan whereby more bedrooms or reception rooms could be increased or decreased to suit a new owner's specific needs.

Higher Redallon is conveniently situated in open countryside with no near neighbours allowing a good level of privacy. One of the special features of the property is its secluded position enjoying a sylvan setting sheltered by specimen trees such as Scots Pines and Monterey Cypress, indicative of a Cornish landscape. The result is a largely secret setting with glimpses out over the land to the north. The property is approached off the Hayle Road along a substantial sweeping drive leading to the front of the coach house. A spur in the drive continues past the house terminating in a turning area to the side of the store. Set slightly back from the house is a substantial coach house with accommodation above, capable of housing two large vehicles all built in a matching style to the house. A pedestrian door to the front elevation allows access to a useful ground floor shower room and a utility/plant room housing the mechanical and electrical installations. A staircase from the lobby rises to a first floor media room with storage voids beyond to a large roof space above the garage.







In brief the superb accommodation includes:

- Secure entrance porch with internal glazed screens and entrance door.
- Impressive double height staircase hall leading to a galleried landing with fitted bookshelves forms the central section of the house.
- The charming drawing room with distant views is double aspect with a door to the garden and has a semi vaulted ceiling giving a good feeling of space and light with a substantial chimney breast housing an open fire with granite slips, Delabole Slate mantel and hearth.
- A spacious triple aspect kitchen/family room well suited to family entertaining. The kitchen itself comprises an extensive range of cupboards and drawers, a double sink with granite work surfaces to each side and a range of integrated appliances. A pedestrian door leads to outside.
- Two ground floor double bedrooms (one currently used as a study) and a well appointed family bathroom.
- First floor double aspect master suite with views, dressing room and part panelled en suite bathroom
- Guest bedroom with distant views and a well fitted shower room.





Gardens and Grounds

The informal gardens and grounds surround the house and are simple in design being left largely to nature as a wild garden with mown pathways. Adjacent to the rear of the house off the drawing room is a further covered veranda with a step down to a larger paved seating area ideal for al fresco summer dining to take advantage of the uninterrupted views leading to an enclosed lawned area. There is a dedicated area for growing vegetables and another containing old fashioned varieties of roses used for cut flowers. In the garden set at right angles to the house is a useful concrete block built store beneath a corrugated sheet roof originally a small dairy parlour with water and electricity laid on. Potential exits to convert to provide a small annexe or studio (subject the usual planning consents being obtained) beyond which is further area of level lawn and a habitable static caravan.

The Land

The pastureland comprises four large meadows gently rising in topography roughly north to south each separated by established hedgerows being a haven for native flora and fauna. In all about 16.11 acres.

Offered for sale for the first time since being built by the current owners the property is likely to have particular appeal to lifestyle buyers looking for a house with land with scope for a wide variety of uses as well as having the potential to extend if so desired (again subject to the usual planning consents being obtained).

Higher Redallon, Near Nancegollan, Helston, West Cornwall

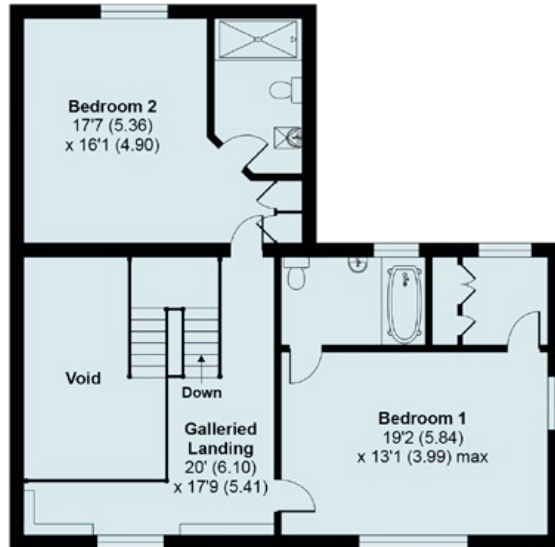
Approximate Area = 3755 sq ft / 348.8 sq m (includes garage and excludes void)

Limited Use Area(s) = 131 sq ft / 12.1 sq m

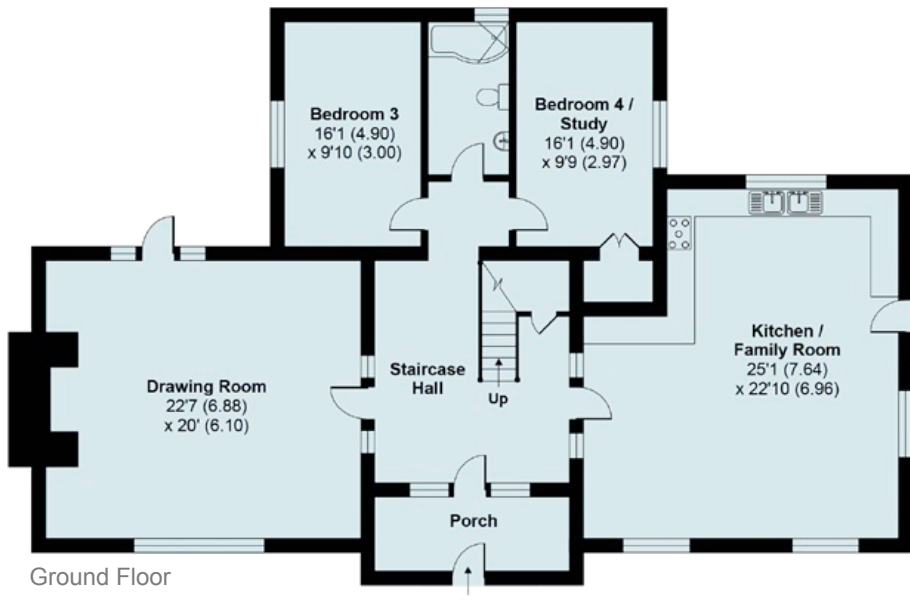
Outbuilding = 427 sq ft / 39.7 sq m

Total = 4313 sq ft / 400.6 sq m

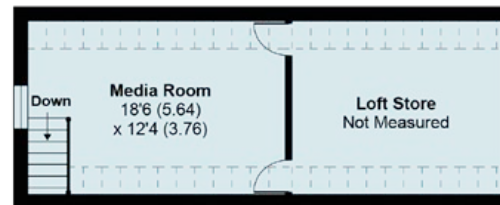
For identification only - Not to scale



First Floor

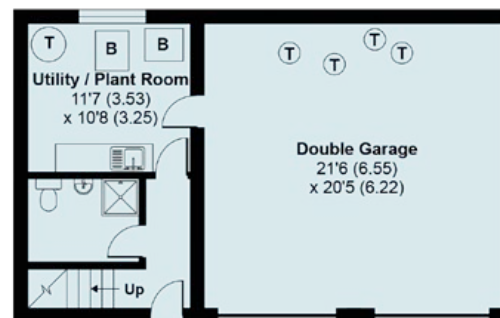


Ground Floor

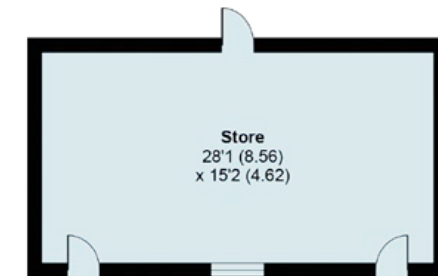


Coach House First Floor

Denotes restricted head height



Coach House Ground Floor





GENERAL INFORMATION

Local Authority

Cornwall District Council. Telephone: 0300 1234 171.
Council Tax Band: F.

Services

Mains electricity (3 phase supply connected). Private drainage. Private water supply via a bore hole. Wood pellet boiler and solar panels providing domestic hot water. LPG gas cylinders supply the cooker hob. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Energy Performance Certificate

Rating: C. A copy of the report is available from the Selling Agent.

Energy Efficiency

Timber framed houses are well known for their environmental excellence, high levels of thermal performance, durability, and strength. There is a Solarfocus Austrian built solar thermal system for heating hot water via a combi biomass wood pellet boiler which works in association with the solar panels. Solarfocus are known for decades of experience and long service life. The water supply is via a bore hole within the properties boundaries and passes through a series of treatment filters before entering the house producing deliciously soft water. The private drainage system is a modern

Klargester septic tank. Consequently, Higher Redallon is largely self sufficient from the National Grid with the added benefit of considerably lower running costs.

Right of Way

The property is offered subject to and with the benefit of any Rights of Way, both public and private, all Wayleaves, Easements, and other rights, whether or not specifically referred to.

Fixtures and Fittings

Certain items are available by separate negotiation. Further information can be obtained from the Selling Agent.

Directions TR13 0AZ

From Truro take the A39 heading west towards Helston for about 18 miles. On the outskirts of Helston at RNAS Culdrose continue on the A394 signposted Penzance and at Sithney Common (Chris Nicholls Motors) turn off right onto the B3302 signposted St Ives, Hayle and Camborne. Shortly after Granary Barn Backpackers keep left staying on the B3302 for approximately two miles. The property can then be found on the right hand side shortly after Huthnance Park identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.

IMPORTANT NOTICE Pritchard & Company, their clients and any joint agents give notice that: They are not authorised by their clients to make any warranties or representations relating to any property described or as to the condition or planning status or dimensions of any property described or indeed as to planning law as it might affect any property described and the descriptions provided, whether by text, photographs, floor plans or in any other way relating to any property are intended to provide no more than a general impression of the property, every detail of which it is your responsibility to establish to your own satisfaction whether by your own inspection or by the instruction of appropriately qualified experts to inspect, carry out searches or other researches on your behalf. These particulars nor any part of them form part of any offer or proposed contract relating to any property described and no warranty is given by Pritchard & Company Estate Agents Limited or their clients as to the accuracy of any detail which may be included. Details prepared and photography taken: June 2023. Capture Property 01225 667287.

