

TREVELLA

TRISPEN • TRURO • CORNWALL







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Truro 4.7 miles • Newquay 11 miles • St Austell 15 miles • Bodmin 23 miles

A very special and impressive Grade II listed family home with wonderful views over its own land. The house has an attached three bedroom cottage, stabling and a traditional stone barn.

Main House

Entrance hall • Inner hall / family room • Dining room • Drawing room • Study • Orangery • Kitchen / breakfast room
Pantry • Utility room • Cloakroom • Boot room • Basement with wine cellar

Master bedroom suite with dressing room, second bedroom and bathroom
Guest bedroom with dressing room and bathroom • 3 further bedrooms • Bathroom • Linen cupboard

2 further bedrooms • Study area • Shower room • Playroom

Cottage

Living room • Kitchen • 3 bedrooms • Bathroom

Outbuildings

Traditional stone barn with garaging, stores and mezzanine above
3 stables • Tack room • Hay barn • Workshop • Wood store • Greenhouse

Beautiful courtyard garden • Mature gardens • Vegetable garden • Permanent pasture • Woodland • Orchard

In all about 13.87 acres (5.61 hectares)

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

Trevella is a very special and impressive family home that occupies a private and secluded rural position in the heart of the Cornish countryside with fine views over its own land. It is ideally located being equidistant between both the North and South Coasts of Cornwall and, significantly, is close to all the Truro schools including The Polwhele House Prep School. It is also close to Newquay Airport and the A30, providing excellent transport links in and out of the county.



Truro offers a full range of amenities and facilities including shopping, cafes, doctors' surgeries, cottage hospital, leisure centre and major supermarkets. More extensive services can be found in Newquay, a relatively short drive away.



The north coast of Cornwall is a haven for surfing enthusiasts whilst the south coast is renowned for its safe bathing, rocky inlets, sailing and boating. The location is excellent and affords easy access to both.



Communication links are good with the A39 linking to the A30 dual carriageway now providing fast access to the M5 motorway network at Exeter.

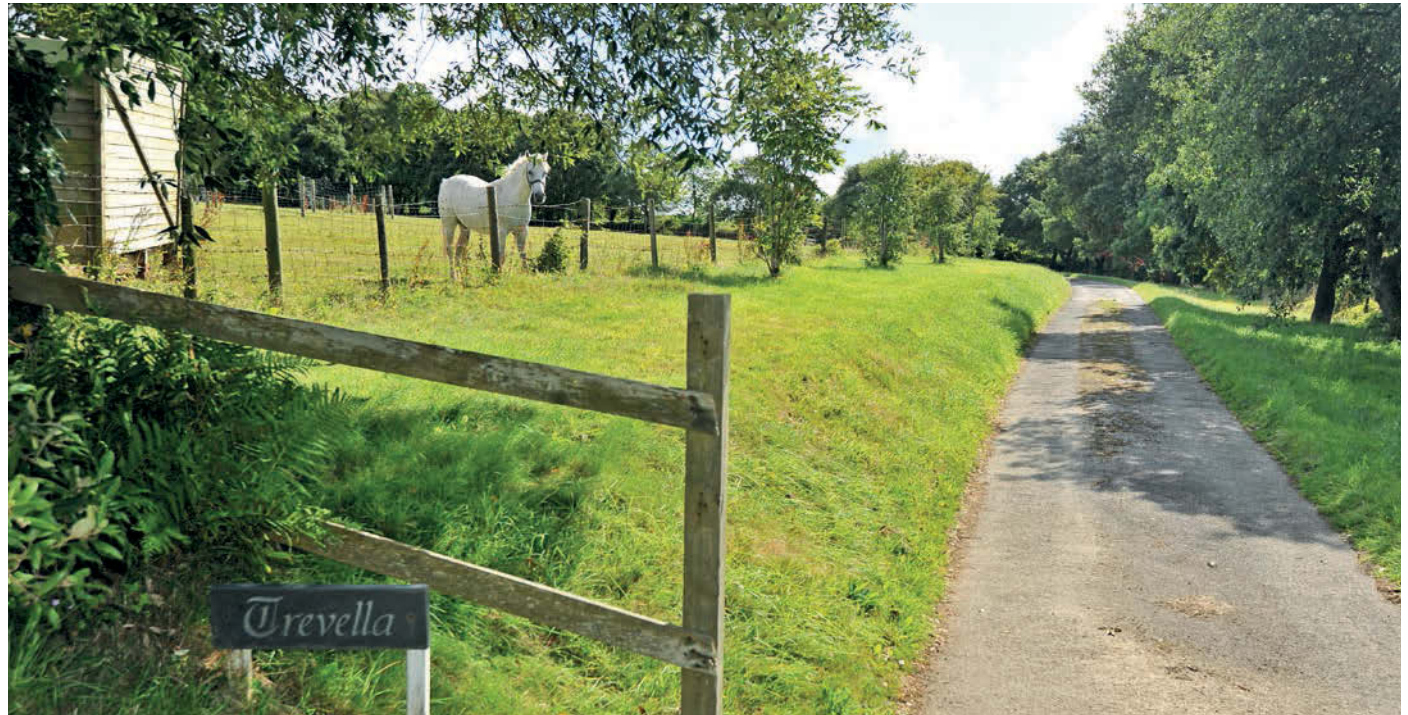


St Austell provides a mainline train service to London Paddington (about 4 hours).



Newquay Cornwall Airport is about 20 minutes away (11 miles) and offers a number of national and international flights via London Gatwick (under 1 hour flight away). Exeter Airport (90 miles) provides regular daily flights to most European Cities. Both cater for private and chartered jets.

(All distances and times are approximate)





Trevella

Trevella is a fine Grade II listed family home and dates back to the late 1700s, although we understand there are traces of medieval brickwork still visible in the cellar. The property sits in about 14 acres of garden, grounds and permanent pasture and is approached down its own private drive. The main house has an adjoining three bedroom cottage attached to it and the whole property has been substantially and painstakingly renovated and restored over the past 10 years.

First impressions of the property are outstanding and the house is approached down an impressive winding drive to a large turning circle in front of the pedimented front door. The porch leads through to an entrance hallway with a parquet floor and an open fireplace. There are lovely Georgian fanlights above the doors leading in and out of the hallway and off the hallway with fine features throughout the house.

The entrance hallway leads through to the staircase hallway and then the lovely inner hall or family room; these rooms link and form the focal centre to the home. In front of the family room is an orangery or winter garden which provides access out onto the south facing lawns. There is a large drawing room with an open fireplace and wood burner and a study or library, fitted with bookcases.

The elegantly proportioned dining room has a wooden floor and a wood burner and lovely long vista over one of the lawns to the woodland beyond. Adjoining the dining room is the kitchen / breakfast room; there is certainly scope to enlarge this room, subject to the necessary planning consents. The pantry, boot room and utility room are all nearby. There is also a back door leading out to the charming courtyard behind and an internal link to the adjoining cottage.





The main staircase leads up to the first floor of the Georgian element of the house, with two sumptuous well-proportioned bedrooms with dressing rooms and well-appointed bathrooms, one of which is finished in stunning Travertine marble. A third bedroom is linked to the master bedroom.

Off the main landing is a door that leads to the back staircase, which leads down to the entrance hallway and also up to the second floor where there are two further bedrooms, a study area and a shower room. These bedrooms can also be used as studies or playrooms.

A split in the main stair leads to the first floor of the original 17th century part of the house, with three bedrooms, a family bathroom and the linen cupboard. Two of the bedrooms have magnificent views overlooking the south facing garden. A secondary set of stairs lead up to a play room on the second floor. In total, there are eight bedrooms and four bathrooms within the main house.

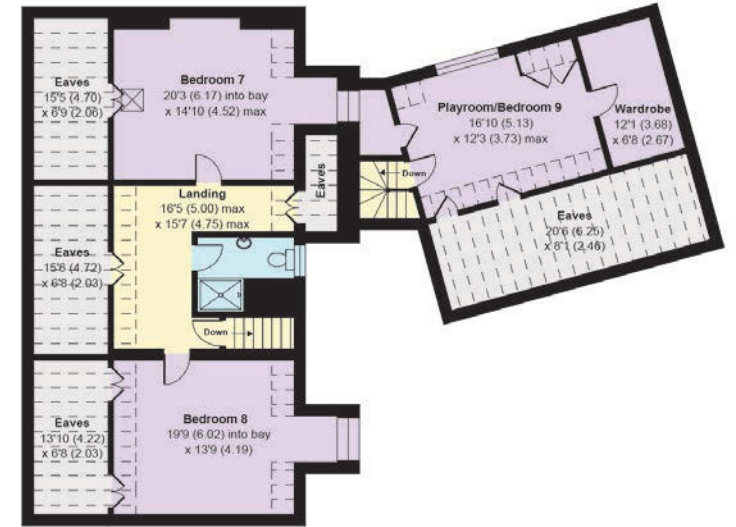


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

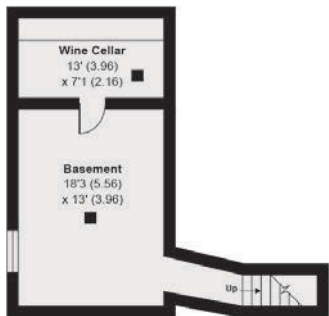
Denotes restricted head height



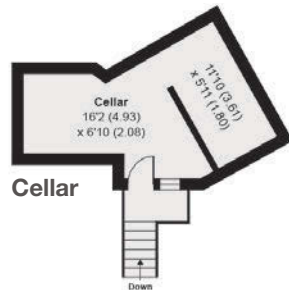
First Floor



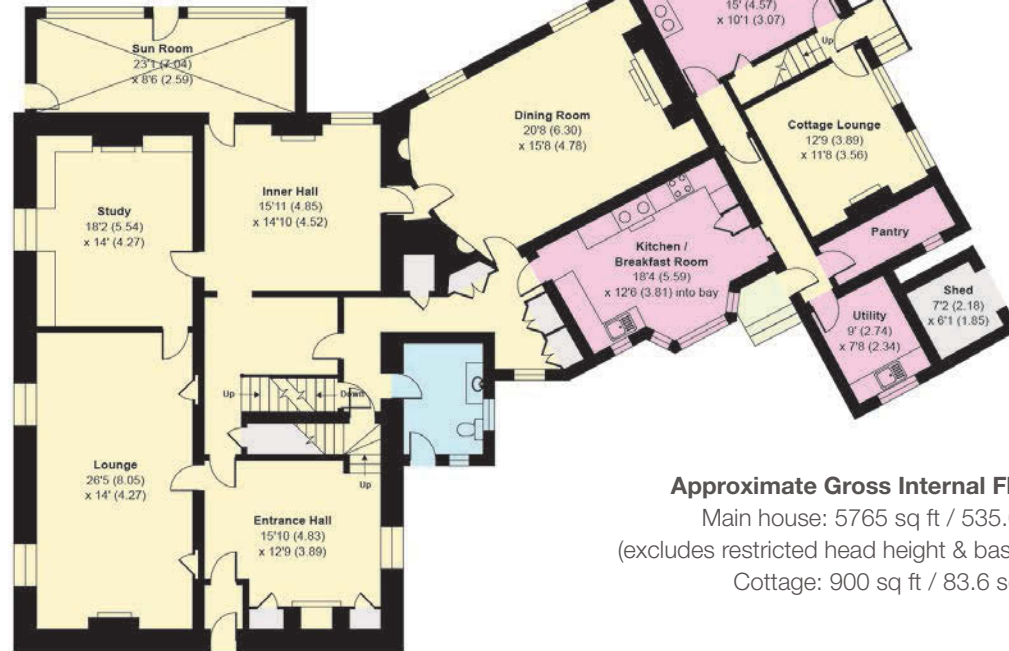
Second Floor



Basement



Cellar



Ground Floor



Approximate Gross Internal Floor Area

Main house: 5765 sq ft / 535.6 sq m
(excludes restricted head height & basement & cellar)
Cottage: 900 sq ft / 83.6 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



OUTBUILDINGS
 Approximate Gross Internal Floor Area
 1716 sq ft / 159.4 sq m



The Cottage

Adjoining the main house is a cottage that has a charming approach through a listed archway to a courtyard behind the house. It is centred on an original granite cider press. The cottage is currently occupied by staff working at the property. There is a kitchen and living room on the ground floor, with three bedrooms and a bathroom on the first floor. Internal double doors link the house and cottage in a passageway beyond the kitchen.

Gardens and Grounds

The garden and grounds surrounding the house are particularly special and are full of a magnificent collection of specimen trees and shrubs. The front lawn leads out to a ha-ha beyond which lies a wide area of permanent pasture and paddocks. The southerly lawn has been opened up, hugely improved by the current owners and now leads down to the drive beyond which is a large and impressive vegetable garden with an array of raised beds and a large greenhouse. There is also an orchard and plenty of woodland.

Outbuildings

Beyond the house and further down the driveway is a large traditional stone barn, currently used for extensive garaging, a workshop and general stores. Stairs lead up to a large loft space above which the owners have used for children's parties in the past. Beside this is a substantial timber-clad wood store. Adjacent to the cottage are a series of outbuildings that include three stables, a tack room and hay barn.





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General Remarks and Stipulations

Method of Sale

The freehold of Trevella is offered for sale by private treaty, with vacant possession on completion.

Services

Mains electricity. Private drainage. Mains water. Oil fired central heating.

Local Authority

Cornwall County Council, County Hall, Truro, Cornwall, TR1 3AY. Telephone: 01872 322000.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Rights of Way

There are no public rights of way across the property.

Directions (TR4 9BD)

From the M5, follow the A30 to Cornwall. Proceed past Bodmin, following signs to Truro. As you come down the hill at the Carland Cross roundabout (the end of the dual carriageway), take the A39 towards Truro. After just over 2 miles, take the slip road left towards Trispen, just before the Honda car garage. Keep right and then take the first left down Trevella Lane. Follow this road for about 0.4 miles to the entrance gates to the house.

Viewing

Viewing is strictly by prior appointment with Knight Frank LLP.



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