

THE TOWER AND NORTH WING

ACTON CASTLE, ROSUDGEON, SOUTH CORNISH COAST



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Two adjoining apartments – The Tower and North Wing – suited for use as one spectacular residence forming the upper part of a Grade II* Listed coastal castle set just above the dramatic south Cornish coastline with panoramic views over Mounts Bay. A major part of an iconic building enjoying sole use of the huge roof terrace, communal use of the surrounding landscaped gardens and access to wonderful walks and numerous beaches via the coast path.

SUMMARY OF ACCOMMODATION

THE TOWER

Breakfast room, kitchen, library hall, stair hall, 3 bedrooms (2 en-suite). 40' x 20' top floor drawing room.

NORTH WING

Hall, 37' x 17' dining room/snug sitting room, 2 bedrooms, bath/shower room, wc.

Outside: 40' x 20' private roof terrace, private sheltered terrace, landscaped communal gardens with pond, lawns and patios facing the views. Access to the South West Coast Path. Designated parking for 5 cars (1 in a carport).

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

Lillicrap Chilcott

Landrian House . 59-60 Lemon Street . Truro . TR1 2PE

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.waterfrontandcountryhomes.com



DESCRIPTION

- An incredible opportunity to own a major part of a Cornish coastline landmark with some of the county's finest views across Mounts Bay including St Michael's Mount, the beaches around Marazion, the coastline around Mousehole and Lamorna and also over the top of Cudden Point, on which the building stands, along the Lizard Peninsula and also inland to rolling countryside. All of this is set as a backdrop to the waves and shoreline directly below.
- The Grade II* Listed building has been comprehensively updated in recent years and was only Listed after the interior had been divided into apartments which has allowed for them to be easily maintained, spacious and fitted with modern conveniences. In the case of The Tower and North Wing they were completely renovated to an exacting standard in 2012 by our clients including Villeroy & Boch sanitaryware, a Silestone worktopped kitchen with Miele appliances and electrically heated travertine flooring to the bathrooms and breakfast room.
- The combination of the two finest apartments in the building is an opportunity that should not be overlooked and our clients have used them seamlessly as one 3,400sq.ft. residence with up to five bedrooms, three bathrooms and spectacular multi aspect reception rooms. Alternatively North Wing could be easily reinstated as a standalone apartment as this would only require the refitting of a kitchen and the closure of one door to provide numerous opportunities including holiday lettings.

HISTORICAL NOTE

Acton Castle was built by John Stackhouse in 1775, as a home from where to research the seaweeds found in the area. He was born near Truro in 1742, became a Fellow of Exeter College, Oxford at the age of 19 and at the age of 21 inherited the Pendarves Estate near Camborne. The house was given his wife's family name of Acton and was built so that she could accompany him whilst he was doing his research. A slipway was built and can still be seen, to bring the seaweed up from the cove and beside this was a sea water bath cut out of the granite. The architect employed for Acton Castle also designed Tregenna Castle in St Ives, now one of Cornwall's foremost hotels. John Stackhouse died in 1819 and is commemorated by a genus of seaweed name after him, the Stackhousia and the cove below Acton Castle is named Stackhouse Cove.

LOCATION

- As mentioned above, Stackhouse Cove is found immediately below Acton Castle and is a small tidal cove ideal for swimming on calmer days. A short walk around the Coastal Footpath leads to the larger beaches at Perranuthnoe in the west and Prussia





Cove and Praa Sands in the east. The surrounding farmland is unspoilt only adding to the beauty of this location.

- The nearest small village is Rosudgeon but there are greater facilities at Praa Sands, Goldsithney and the small picturesque coastal town of Marazion which are all within a few minutes' drive. Marazion in particular has a good range of inns, cafés and restaurants including Ben's Cornish Kitchen which has just been named the best restaurant in the South West of England by The Trencherman's Guide.
- The main road through Rosudgeon links the larger towns of Penzance and Helston and this also gives access to the picturesque harbourside village and gastronomic hub that is Porthleven. Between them Helston and Penzance offer a complete range of shops and services including schooling for all ages, local hospitals, supermarkets and boutique shops. Penzance is also at the end of the Penzance to Paddington main railway line allowing simple access to the county from London.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

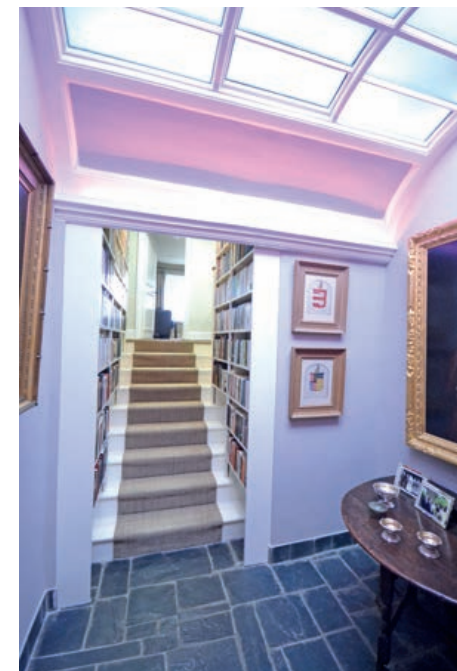
A gated flight of slate steps rise up from the parking area to an elevated slate terrace from where a pair of multi pane French doors open to:-

BREAKFAST ROOM – 19'9" x 12'4". Triple aspect including four windows with slate sills overlooking the castle ramparts and grounds. Digitally controlled heated limestone flooring. Doorway and two limestone steps down to:-

KITCHEN – 17'4" x 12'4". Splendid 12' high vaulted ceiling with exposed roof timbers, multi pane window to the rear and a multi pane door opening onto a walkway around to the slate terrace and parking. Heated limestone flooring. Oak and duck egg green painted kitchen units under Silestone worktops including a large island. 1½ bowl Franke sinks with a cut draining area, waste disposal unit and chrome mixer tap with boiling water function over. Matching granite upstands and splashback behind the Miele induction hob with a Miele stainless steel glass extractor over. Integrated Miele appliances including combination microwave oven, conventional oven, dishwasher, washing machine, tumble dryer, larder fridge and larder freezer. Concealed pressurised hot water cylinder and an airing cupboard also housing slatted wooded shelving. Door linking to North Wing Apartment and an archway to:-

LIBRARY HALL. Magnificent obscure glazed barrelled ceiling with mouldings and integrated lighting, slate floor, short staircase rising up to the stair hall with bookshelves along both sides.

STAIR HALL. Turning staircase with a wooden handrail and understairs cupboard below rising to the drawing room. Doors to:-



BEDROOM 1 – 14'2" x 14'. Broad set of three multi pane sash windows above a deep slate sill taking in the views across Mounts Bay. Broad window seat with fitted storage below, recessed area with a fitted wardrobe and door to:-

EN-SUITE SHOWER ROOM. Heated limestone floor and limestone walls including a glazed screened wet shower area with a chrome rain head shower and additional hand shower. Concealed cistern Villeroy & Boch cantilevered wc. Square edged wash basin with a chrome mixer tap set on to an oak wash stand with drawers, mirror with integrated lighting over the wash basin, chrome ladder style heated towel rail, extractor fan.

BEDROOM 2 – 14'4" x 13'9". Matching impressive windows and view to bedroom 1 and with a matching window seat and storage below. Recessed area with a fitted wardrobe and door to:-

EN-SUITE BATHROOM. Villeroy & Boch sanitaryware including a double ended panelled bath with integrated chrome tap. Cantilevered concealed cisterned wc, square edged wash basin with a chrome mixer tap set on to an oak wash stand with drawers. Mirror with integrated lighting over the wash basin. Heated travertine tiled floor and travertine tiled walls, extractor fan, chrome ladder style heated towel rail.

BEDROOM 3 – 11'7" x 11'. Enjoying the same outlook as bedrooms 1 and 2 through matching sash windows with a deep slate sill below.

TOP FLOOR

DRAWING ROOM – 40'3" x 19'5". A wonderful quadruple aspect space with multi pane sash windows with deep sills on all four sides allowing wrap around panoramic views over the surrounding countryside, the shoreline below Acton Castle, Mounts Bay with St Michael's Mount as a centre piece and also over the other side of the headland and down the Lizard peninsula. Three recessed arch topped display alcoves with curving fronted slate shelves, continuation of the handrail from the staircase to create a balustrade galleried over the stair hall below. Door opening onto walkways with steps then leading up to the roof terrace.

NORTH WING

When approached from The Tower the door opens into:-

STUDY / BEDROOM 5 – 11'6" x 7'8". Multi pane window with deep slate sill to the rear. Door to:-

HALL. Part carpeted with two steps up to a slate floored area from where a multi pane door with window beside opens onto

steps down to the driveway allowing this to be used as a self contained apartment. Access to loft space, cloaks cupboard, further airing cupboard with a hot water cylinder and slatted wooden shelving. Doors to:-

DINING ROOM / SNUG SITTING ROOM – 37'2" x 17'5".

Loosely divided by broad book and display shelves that protrude into the room allowing a large formal dining area and a more intimate sitting area focussed on a grand granite and stone fire breast with a brick backed fireplace over a slate hearth. 10' high ceiling with canopied edges and access to loft space, large amount of windows on two elevations, two with pairs of granite mullions and all with slate sills, taking in the fabulous views across Mounts Bay. In one corner of the room is a beech wood block worktop with an inset white ceramic sink with a chrome mixer tap over, cabinet below and space for a fridge being ideally placed for refreshments and entertaining.

BEDROOM 4 – 12'4" x 10'9". Interesting arrangement of five tall thin multi pane windows to the side with slate sills below.

BATH/ SHOWER ROOM. Heated travertine tiled floor and travertine tiled walls, Villeroy & Boch sanitaryware including a double ended bath with integrated chrome mixer tap. White square edge wash basin with a chrome mixer tap set over an oak

wash stand with integrated drawers. Mirror with integrated lighting over the wash basin, curving glazed screened shower enclosure with a chrome mixer shower, extractor fan, chrome ladder style towel rail.

WC. Travertine tiled floor and walls to half height including a deep shelf over a concealed cistern Villeroy & Boch cantilevered wc. White square edged wash basin with a chrome mixer tap set over an oak wash stand with drawers and mirror with integrated lighting over. Extractor fan.

OUTSIDE

Below the building and easily accessed are three excellent store rooms referred to as the cellars. All three cellars have power and light connected.

CELLAR 1 – 10'2" x 9'7" (North Wing).

CELLAR 2 – 10'5" x 5' (The Tower).

CELLAR 3 – 14' x 7'3" (The Tower).

THE ROOF TERRACE – 40' x 20' approx. On the roof of The Tower is a balustraded roof terrace that is solely for the use of The Tower's occupants and it quite simply enjoys one of the most outstanding 360° views available anywhere in Cornwall taking



in landmark hills inland, almost the entirety of Mounts Bay including St Michael's Mount and waves lapping on the shoreline below and also over the top of Cudden Point and along The Lizard Peninsula. In addition there are outside walkways private to The Tower and North Wing and a slate paved first floor terrace accessible from the kitchen or breakfast room of The Tower.

To the front of Acton Castle is a gorgeous part walled and part sunken landscaped garden set around a centrepiece pond with slate patios to its edges. Lawns face out over Mounts Bay and there are also more secluded seating areas. A path leads from the gardens down to the South West Coast Path with Stackhouse Cove almost directly below Acton Castle.

Between them The Tower and North Wing have five allocated parking spaces including one in a covered carport.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR20 9PF.

SERVICES – Mains water, electricity, private drainage. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From Penzance take the A394 south coast road signed to Helston and bypass around the outside of Marazion going straight over at the roundabout continuing towards Helston. The first village you will arrive at is Rosudgeon and upon entering take the second right hand turning signed to Trevean and follow this road until it becomes unmade then continue to follow it all the way to the entrance to Acton Castle and park on the right hand side then walk around to the rear and up the steps leading to the first floor over the archway with a name plaque saying 'The Tower'.

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 (available for viewings all day).

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Total approx. Floor Area: 3396 sq ft
For identification only – Not to scale.





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