



Rialton Priory

Rialton Priory

Colan, Newquay, TR8 4JW

North Coast 2 miles Truro 15 miles

- Steeped In History
- Magnificent Features
- Superb Barrelled Dining Room
- 2 Further Reception Rooms
- 3 Bedrooms
- Wonderful Established Gardens
- Former Coach House
- Further Amenity Land & Pasture

Guide price £625,000

SITUATION

Nestling amidst secluded lightly timbered gardens and grounds, this intriguing home is well placed for ready access to the north Cornish coastline and bustling harbour town of Newquay.

With close proximity to the A3059, the town centre is approximately two miles distant with its traditional harbour and world renowned surfing beaches. Stretching to the north and south of Newquay is the spectacular coastline with a number of wonderful beaches including those at Watergate Bay, Mawgan Porth and Bedruthan Steps. The picturesque harbour town of Padstow is also within driving distance as are the so-called Seven Bays renowned for their sandy beaches and excellent surfing.

Newquay provides a comprehensive range of facilities whilst within 15 miles is the cathedral city of Truro.

At Newquay there is a branch-line railway station and at Truro a main-line connection is provided to London Paddington. Within a short drive is Newquay Airport with a number of scheduled daily flights to domestic and international destinations.

THE PROPERTY

Thought to be one of the oldest dwellings in Cornwall, Rialton Priory is a captivating 16th century Grade II* Listed former priory with a fascinating and colourful history.

Purchased from The Duchy of Cornwall in 2002, subsequent owners have extensively renovated this delightful old house to create an extremely comfortable home that retains an enchanting atmosphere and quite unique charm.



An enchanting part castellated Grade II* Listed former priory amidst grounds of around 4.5 acres featuring a Holy Well.





Worthy of particular note is the magnificent timber barrelled ceiling in the dining hall, a stunning castellated wing with three mullioned windows complete with the initials of Prior Thomas Vivian and a Listed Holy Well within the walled entrance courtyard.

Extending to around 2,300 sq. Ft. in size, the accommodation includes a spacious sitting room with tower room, welcoming reception hall, kitchen/breakfast room with bespoke units and electric Aga, utility room and contemporary shower room. To the first floor is the aforementioned dining hall with barrelled wagon roof and an oak stripped floor, together with three bedrooms and a family bathroom.

GARDENS AND GROUNDS

Secluded behind the walls of its garden, Rialton Priory is approached to the rear through wrought iron electric gates set between substantial granite pillars to a granite chipped driveway that sweeps around and past the house to a parking and turning area just outside the walled entrance garden.

The former coach-house is a stone building with doors at either end opening to the walled courtyard. There is a WC and washbasin and it is considered that further scope may exist subject to obtaining all necessary consents.

To the rear and side of the property are areas of lawn dissected by the driveway and interspersed with a variety of flowering shrubs and ornamental trees. From the parking area, the lawn stretches away from the house bordered by a stream with ornamental pond and a rising bank to one side, leading to a shrub and tree-lined dell. The lawn is well secluded and shaded by a number of mature trees and features an octagonal summerhouse with sun deck. Beyond this is a just over 3 acres of grounds laid to pasture with woodland and a stream - great amenity land.

The pretty walled courtyard garden is approached through a stone archway with slate flagged pathway fringed by lawns. This sheltered garden incorporates the Listed holy well which is understood to be one of only seven in the county. To the rear of the property is a further outbuilding housing the oil tank and log store.

On the opposite side of the access lane is a separate parcel of enclosed land that includes a vegetable garden and access to the river.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

Take the A3059 from St Columb Major towards Newquay and on a sweeping left-hand corner, just outside St Columb Minor, turn left into the driveway of Rialton Priory where a For Sale board has been erected.

SERVICES

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





These particulars are a guide only and should not be relied upon for any purpose.



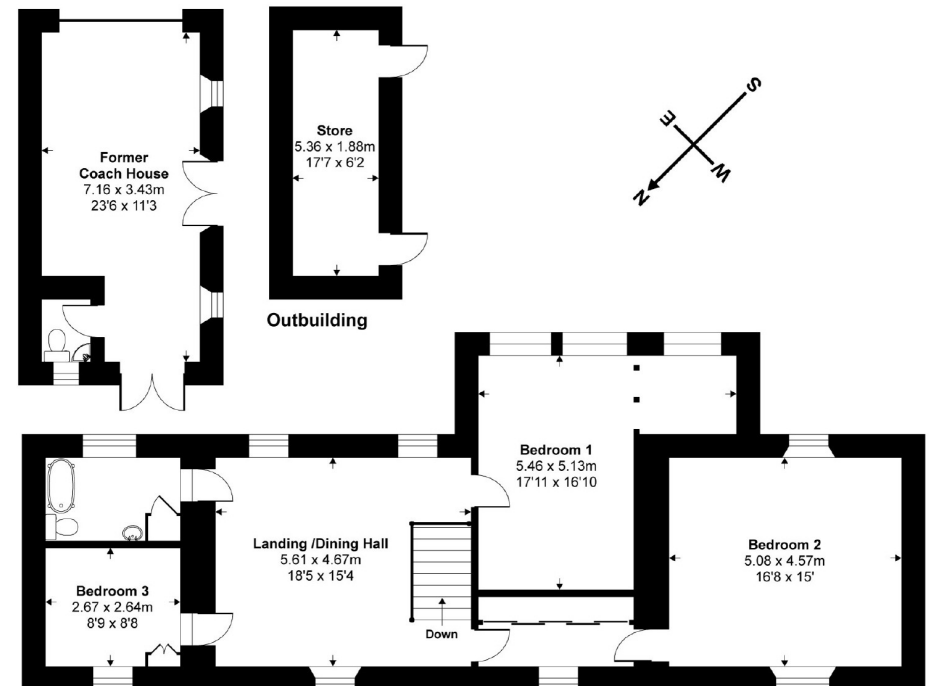
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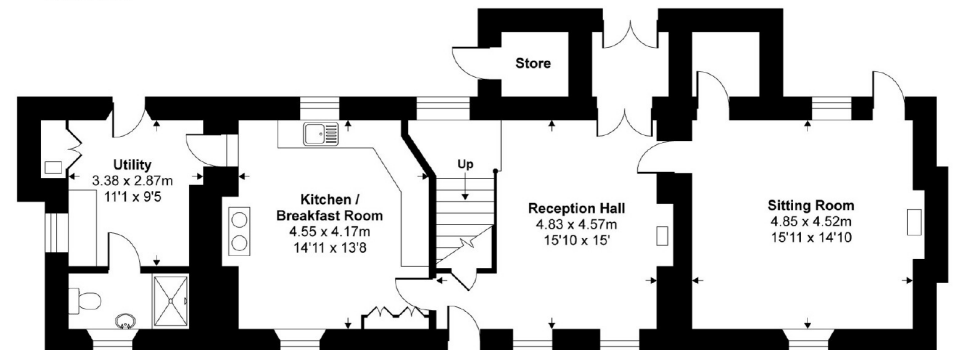
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Approx. Gross Internal Floor Area
216 Sq Metres 2325 Sq Ft (Excludes Outbuilding & Store / Includes Garage)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale