




TREKENNING MANOR HOUSE

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Offered for sale for the first time in over 40 years, an extremely attractive and imposing Grade II listed, 6 bedroomed detached country house with parts dating back to the Domesday Book, plus a 1 bedroomed detached cottage, enjoying complete privacy at the end of a long gated driveway, in picturesque partly wooded and part walled parkland grounds. A gorgeous, well presented, south facing large family home with gracious room proportions, in a stunning setting with excellent nearby communications.

SUMMARY OF ACCOMMODATION

Ground Floor: entrance lobby, reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, pantry, study, utility room, wash room, wc, cloaks hall, main and back staircases.

First Floor: landing, flexibly laid out 6 double bedrooms and 2 bathrooms facilitating a huge master bedroom suite if desired, nursery, inner landing, linen room.

Second Floor: landing, usable loft rooms.

Detached Cottage: kitchen/breakfast room, sitting room, bedroom, shower room.

Outside: long tree lined driveway with electrically grated entrance. Generous parking and garage. Various period and modern stores around the house and grounds including a large workshop, vine house and wine store. Stunning parkland gardens surrounding the house with extremely beautiful specimen tree lined boundaries and light areas of woodland carpeted in wild flowers. Former tennis court, walled rear garden with vegetable and fruit plots, orchard.

In all, about 3 acres.

FREEHOLD



DESCRIPTION

Trekenning Manor House is a very important, Grade II Listed house dating back to the Domesday Book and according to its Listing, was then considerably enlarged and remodelled in the early 18th Century with further later additions. The additions are now what is considered the major part of the house with its grand south facing frontage under a hipped scantle roof with symmetrically laid out windows to either side of a gable over a granite Doric portico with cornice and with a Modillion cornice around the roof line. All of the windows are 20th Century leaded casements that are very tall allowing the house to be filled with light and also giving breathtaking views over the parkland grounds.

The house stands within about 3 acres of lightly wooded and lawned gardens and grounds and is approached through an electrically operated gated entrance with granite ball topped pillars to either side. The house cannot be seen as it is found at the end of a long driveway which winds through the initial beautiful woodland lined with yew trees. The woodland spreads on either side with mown pathways through it and huge beds of wildflowers amongst the deep and well tended shrubs. To the southern side of the drive is an old tennis lawn edged with young specimen trees and beyond this is a glade with a magnolia.

To the front of the house is a sweeping lawn leading down to a deep boundary and dotted with wonderful large trees creating a parkland feel. To the rear of the house is a walled garden, again with magnificent trees and with a glazed vine house against the wall with a wine store behind. Also within the walls are vegetable and herb gardens in close proximity to the kitchen whilst beyond the wall is the old orchard which has been thinned to allow more open space amongst the apple trees. Along the rear of the wall are workshops and stores and there is a further store off the courtyard outside of the kitchen. Wings of the house surround the courtyard on three sides and opposite this is a detached barn converted into a delightful one bedroomed cottage with part of the lower floor now comprising a garage.

Although the house is offered for sale for the first time in over 40 years, it has been extremely well maintained and updated and provides large gracious rooms for family living. The very pleasing entrance lobby opens into a large reception hall with a broad turning staircase rising to the first floor. Doors open to either side into the sitting room and dining room and to the rear is a cloaks hall and wash room with a wc off. The dining room is full depth with large windows to the front and rear as well as a marble fireplace with an attractive period style gas fire. Beyond the dining room is a fabulous large drawing room, also with a feature fireplace, light oak floorboards and a huge amount of windows to the eastern and southern sides including a door into the garden. Off the other side of the reception hall is a less formal sitting room, again with windows to front and rear and with a stone fireplace housing a woodburning stove. Beyond the cloaks hall is an





historic smaller secondary staircase and a door from here opens to the kitchen/breakfast room, although it can also be approached via a study to the rear of the sitting room. The kitchen has been tastefully updated with cream and wood units under granite worktops with a pale green Aga. Period features include areas of exposed stonework, floorboards, a half glazed stable door and a window seat below the window overlooking the courtyard, which is an ideal sheltered suntrap for alfresco dining. No kitchen in a house of this stature would be complete without a pantry with a slate floor and cold shelf. Also off the kitchen is an excellent utility room.

The first floor has six main bedrooms that could all accommodate a double bed, although the master bedroom was almost certainly designed to use the neighbouring bedroom and bathroom as its own dressing room and en-suite and even has matching back to back fireplaces. The master bedroom itself is enormous being about 26' x 18', the same size as the drawing room below and it also has the same amount of glazing overlooking the gardens. One of the other bedrooms also has a nursery or dressing room off it and each of the bedrooms has its own unique charm. There is also a further modern bath/shower room, stores and a proper linen room with fitted shelving and cupboards on this floor. A further staircase then continues on

to the top floor where there are useable loft rooms, ideal as overflow bedrooms, hobbies rooms or as studies.

Trekenning Manor House is a hidden jewel in a very convenient location with quick access to the Atlantic Highway and to the A30 expressway and it is also near to Newquay Airport making it ideal for those who often make trips to London or other parts of the country.

LOCATION

Trekenning Manor House is at the 'gateway' to one of Cornwall's most favoured and high profile coastal areas. To the west are magnificent sandy bathing and surfing beaches including Lusty Glaze, Watergate Bay and Mawgan Porth which is only about 4 miles away and is overlooked by the superb, contemporary Scarlett Hotel and Spa which welcomes day guests. Watergate Bay has been made famous by Jamie Oliver's Fifteen Restaurant and is also regarded as one of Cornwall's best kite surfing beaches, as well as hosting the Veuve Clicquot Polo on the Beach tournament. A little further north below Trevoze Head are the beaches of Porthcothan, Harlyn Bay, Constantine Bay and Trevone which have gained a reputation for high profile visitors. Padstow, Rock, Trebetherick and Polzeath are around the mouth of the Camel Estuary which is only about 15 minutes

away and offers sheltered waters ideal for dinghy sailing, windsurfing and many other water sports. There are golf courses at Newquay, championship courses at Trevoze and St Enodoc at Rock which also has a Michelin starred restaurant.

The town of St Columb Major is close by and has a traditional post office, two butchers, general stores, banks, restaurants, florists, a hardware and DIY store, four inns, an impressive church, village hall, schooling, doctors and dentists along with many other shops and services. Newquay, Wadebridge, St Austell and Truro are all within easy driving distance offering a huge variety of services and facilities. The cathedral city of Truro is about 12 miles away and is Cornwall's capital offering a superb range of shopping and business facilities, a theatre and private schooling. There is a branch railway station at St Columb Road which links to the main Penzance to Paddington line with journeys to London taking a little over 4 hours. The Atlantic Highway which runs along the north coast of Cornwall to Devon is immediately at hand and it is only a few miles to the A30 expressway which links Cornwall to the motorway network at Exeter. Newquay Airport at St Mawgan is close by and has regular flights to London as well as many other internal and international destinations.





THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

A granite columned porch with granite threshold leads to a broad hardwood door opening to:-

LOBBY. Granite flagged floor, half glazed panelled wood door with matching panels to either side opening to:-

RECEPTION HALL – 23’5” x 14’ extending to 21’2”. Oak floor, three large windows to the front, broad easy rising and turning staircase to the first floor with a multi pane window over, two steps down and an archway to the wash room, archway to the cloaks hall, further archway to a small hall with doors to a study and sitting room and a panelled doorway to:-

DINING ROOM – 25’ x 13’. Dual aspect of large windows facing south to the front over the garden and also over the rear garden. Marble fireplace with a coal effect gas fire set into an original grate, archway with recessed shelving below. Panelled doorway to:-

DRAWING ROOM – 26’ x 17’10”. Dual aspect to the south and east with large windows overlooking the gardens and glazed door opening

to the side. 9’5” high ceiling with mouldings, light oak floorboards, impressive marble fireplace with an inset wood effect gas fire.

WASH ROOM – 8’1” x 6’2”. Obscured window to the rear, white pedestal wash basin with period style mixer taps and tiled splashback behind, lit display alcove. Door to:-

WC. Period style white wc, obscured window.

CLOAKS HALL. Continuation of the oak flooring from the reception hall, open-plan to the reception hall through an archway, space for coats etc. Panelled door to the secondary staircase.

SITTING ROOM – 18’10” reducing to 10’8” x 18’1”. Dual aspect with large windows to the front and rear overlooking the garden. Recessed stone fireplace with a granite surround and hearth housing a woodburning stove, secondary door returning to the inner hall.

STUDY – 12’3” x 11’4”. Multi pane window with a window seat below overlooking the courtyard, floorboards, two white painted wood panelled walls, recessed fireplace with an open grate and slate hearth. Door to:-

KITCHEN / BREAKFAST ROOM – 20’ x 12’4”. Half glazed stable door and a multi pane sash window with a window seat below overlooking the courtyard. Fitted with a range of dark wood and cream painted wood fronted cabinets under granite worktops with a stainless steel 1½ bowl sink and drainer with chrome mixer tap over. Light green Aga under a brick and granite lintel, additional electric oven and four burner gas hob. Tiled splashbacks, areas of exposed stone, floorboards, spotlights, generous space for a breakfast table. Doors to the secondary staircase, utility and:-

PANTRY – 13’9” x 4’4”. High level windows, slate and granite flagged floor, slate cold shelves and additional shelving, space for an American style fridge/freezer.

UTILITY – 14’4” x 6’10”. Dual aspect of multi pane windows to the side and overlooking the rear garden and with a half glazed door opening to the courtyard. Slate flagged floor, range of cabinets and worktops, large white Belfast sink with tiled splashback, oil fired boiler, space for coats, a washing machine, tumble dryer and further fridges or freezers.



FIRST FLOOR

LANDING. A very long landing through the centre of the house that is part galleried over the broad turning staircase with a multi pane window to the rear. Recessed store cupboard, inner landing leading to the staircase up to the second floor and the secondary staircase descending to the ground floor with a further window overlooking the rear garden. Doors to:-

MASTER BEDROOM – 26' x 17'9". Four sets of large windows to the eastern and southern sides overlooking the gardens. Barrel edged ceiling with ornate cornice, painted fire surround and brick fireplace.

BEDROOM 2 – 13'3" x 12'10". Previously open-plan to the hall beside it forming a huge dressing room and part of the master bedroom suite. Very broad window overlooking the front garden, high barrel edged ceiling with ornate moulding, fireplace mirroring the one in the master bedroom. On the other side of the hall a door opens to:-





BATHROOM – 12'10" x 7'8". This room can be considered the master bedroom's en-suite. White enamelled cast iron bath with a period mixer tap and hand shower. White period style sanitaryware including a wc, bidet and pedestal wash basin with period style taps. Part barrel edged ceiling, chrome heated towel rail, broad obscure glazed window.

BEDROOM 3 – 15'6" x 12'5". Two windows overlooking the garden, two arched recesses, one with a shelved cupboard. Arched doorway to:-

NURSERY / DRESSING ROOM – 10'3" x 7'. Window facing south over the garden, full wall of recessed wardrobes.

BEDROOM 4 – 18'8" x 13' reducing to 10'9". Broad window facing south over the garden and with a view between the trees to countryside, fireplace mirroring those in bedrooms one and two.

BATH / SHOWER ROOM – 12'9" x 6'2". White bath below a multi pane window, large glazed screened shower enclosure, white period style sanitaryware including a wc, bidet and pedestal wash basin. White ladder style heated towel rail.

BEDROOM 5 – 11'2" x 10'2". Multi pane window to the side, white period style wash basin, white painted fire surround with a small ornate cast iron grate.

BEDROOM 6 – 13' x 9'2". Multi pane sash window overlooking the courtyard and cottage, part canopied ceiling, period style wash basin.

LINEN ROOM – 12'6" x 6'7" plus long hall. Multi pane window to the side, built-in slatted wooden shelving, space for additional wardrobes and storage. Hot water cylinder, small built-in wardrobe.

SECOND FLOOR

Half glazed door opening from the stairs to:-

LANDING. Window overlooking the roof, access to loft spaces and doors to:-

ATTIC ROOM 1 – 15'7" x 11'1". Low canopied edged ceiling, multi pane window. Ideal as overflow accommodation or as a hobbies room etc.

ATTIC ROOM 2 – 12' x 12' reducing to 9'3". Canopied ceiling edged, multi pane window overlooking the rear garden, area of wood boarded wall.



THE COTTAGE

Converted from an attractive barn and approached over the courtyard with a painted wood pillared canopy to the front leading to a painted wood door opening to:-

KITCHEN / BREAKFAST ROOM – 13'6" x 6'9". High monopitched ceiling with exposed timbers, staircase rising to the first floor, recessed clove oven and a deep recess with a small multi pane window. Two further windows to the side and rear overlooking the herb bed. Fitted with a range of white fronted base mounted cabinets under roll edged woodblock effect worktops with a stainless steel sink and drainer with chrome mixer tap and tiled splashbacks behind. Electric oven, four plate electric hob and filter hood over, space for a small breakfast table.

FIRST FLOOR

SITTING ROOM – 11'7" x 9'. Window to the rear with a window seat below, woodburning stove set in to a brick fireplace, part canopied ceiling. Two steps up to a door opening into:-

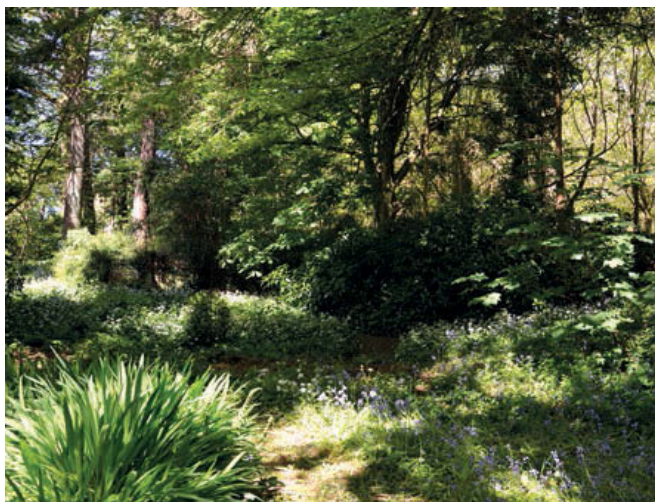
BEDROOM – 10'7" x 7'3". Multi pane window with a deep wooden sill, canopied ceiling. Door to:-

SHOWER ROOM. Modern sanitaryware including a large walk-in glazed screened shower area. High gloss white fronted cabinets with a roll edged woodblock effect worktop over housing a concealed cistern white wc and a worktop mounted white wash basin with chrome mixer tap over. Contemporary small wall tiles, mirror and striplight with electric shaver socket over the wash basin. Obscured multi pane window.

Below the first floor portion of the cottage is the garage and wood store.

WOOD STORE – 10'1" x 5'3". Ideal dry storage for fuel or garden items.

GARAGE – 17'5" x 9'9". Electrically operated roller shutter door, stone flagged floor, pedestrian door to the side.



OUTSIDE

The house and lawned part of its gardens cannot be seen from the entrance which is discreet but still impressive with granite gate piers topped by globes of granite and with a remote electrically operated white painted period vehicular gate opening onto the sweeping gravel drive. The driveway is lined with yew trees which separate it from the stunning gardens and woodland to either side. The drive eventually arrives at the front of the house and it continues around to a parking area in front of the garage.

Beyond the driveway at the front of the house is a broad open expanse of lawn with a parkland feel created by magnificent mature trees both lining its boundaries and also as features within the lawn. To one side is laurel hedging with a gateway then opening into the gardens to the south of the drive where there are further open areas of lawn including a sheltered glade behind yews, holly, rhododendrons and camellias, with a feature mature magnolia tree. Mown pathways then lead between wildflowers and shrubs through broad leaf woodland that extends around the south eastern perimeter of the property and encircles a tennis lawn, an although this has not been used for a while, it would be simple to reinstate and is already a beautiful feature, backed by rockeries filled with wildflowers and with other specimen shrubs and trees at the edges.

To the northern side of the driveway are further open areas of lawn bounded by the yew trees but also by topiary box and rhododendrons as well as other mature trees. The lawns transfer to a carpet of wildflowers, again with paths mowed through them before opening out closer to the house where a gateway opens onto one of the two rear lawns. The most eastern of the two rear lawns is partly shaded by a magnificent ancient yew tree, with further trees and topiary box creating features. The rear of the garden is bounded by a slate capped stone and cob wall with planted beds along its front and a glasshouse midway along.



GLASSHOUSE – 13'9" x 9'1". Glazed windows around three sides, high monopitched polycarbonate roof, two vines planted externally and then lead inside above slate capped walls to the roof structure where there are attaching points. Tiled floor with a rose, trellised rear wall. This is an equally lovely place to sit and enjoy the outlook over the garden as it is a space for cultivating grapes. Half glazed door to:-

WINE STORE – 16'8" x 6'. High monopitched roof with a northern aspect, wine bins along the rear wall. This room is equally useful as a potting shed or store.

Also to the rear of the house is the western of the two rear gardens, approached from the eastern one through either one of two gateways, one of which has impressive brick piers topped by granite globes. A large square lawn is bounded by a continuation of the stone wall to the rear which also runs along the western boundary, with fruit trees planted along its front and herb beds, whilst there are also raised planters. A gateway opens through the wall to the orchard and a further gateway opens to the courtyard at the rear of the house which is surrounded on three sides by the wings of the house itself and on the fourth side by the cottage with doors into the cottage, wood store, garage and also a gardener's wc. The courtyard is extremely well

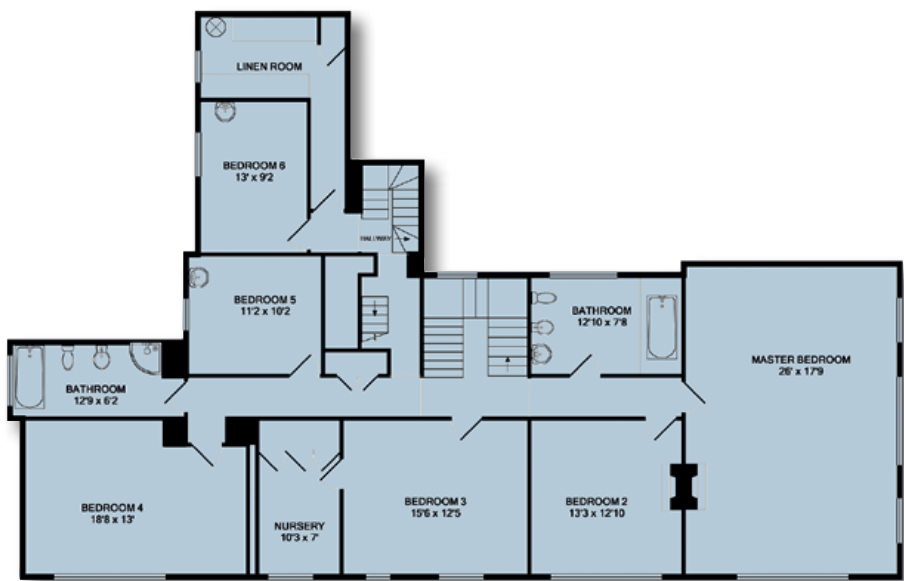
sheltered and makes for a lovely suntrap which is well positioned for alfresco dining as it is outside of the kitchen.

From the edge of the parking area in front of the garage a narrow grass lane leads along the other side of the walled garden, past fig trees to give access to the orchard. The orchard now has many less apple trees than it once would have done, although the yearly crop is still more than adequate and it has allowed for more open space which has partly been shaped into a wildflower garden, with the rest laid to lawn bounded by tree lined hedgerows. The grassy lane also leads around behind the northern side of the stone wall to a secluded part of the garden which is ideal for composting, burning and cutting logs. Off the rear of the stone wall is a rag slate roofed range of stores, part of which are more modern and other parts are made of stone and brick with granite supporting columns.

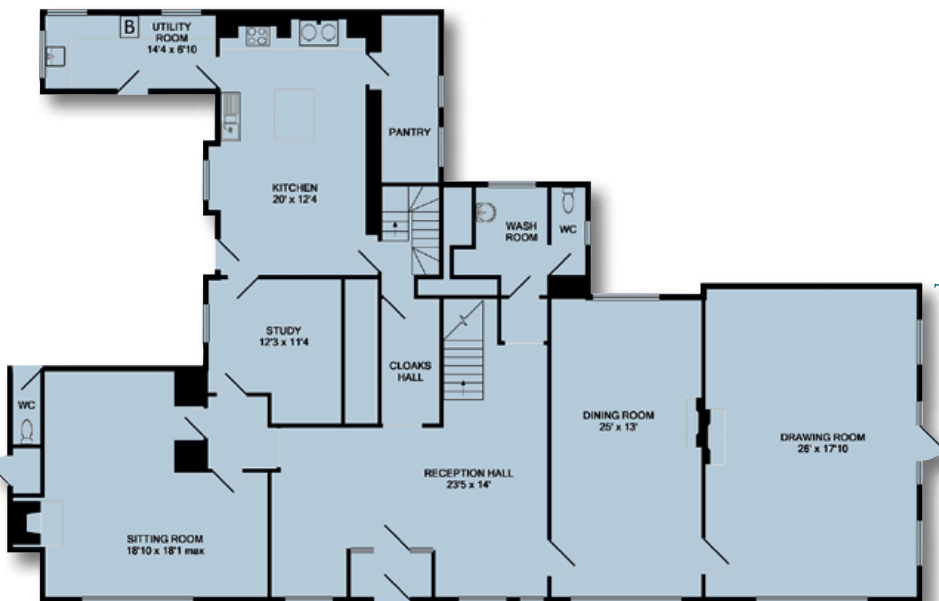
WORKSHOP – 40' x 11' approx. Double timber doors to the side and an open fronted section allowing access for a ride on mower. Two windows, exposed beams and slates.

FORMER STABLE – 11'2" x 9'1". Previously used as two small stables for ponies, but now used as storage space.

In all, about 3 acres.

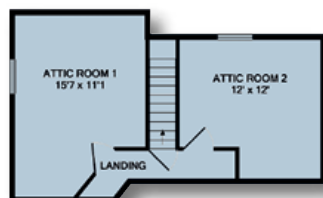


First Floor

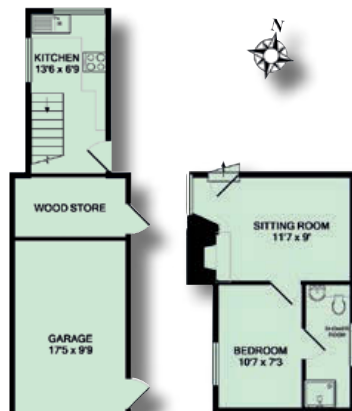


Ground Floor

- Main House
- Cottage



Second Floor



First Floor

Ground Floor

TREKENNING MANOR HOUSE

Gross Internal Area (approx.):
 Main House - 4,812 sqft (446.9 sqm)
 Cottage - 546 sqft (50.8 sqm)
 Total - 5,358 sqft (497.7 sqm)

For identification only – not to scale.

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

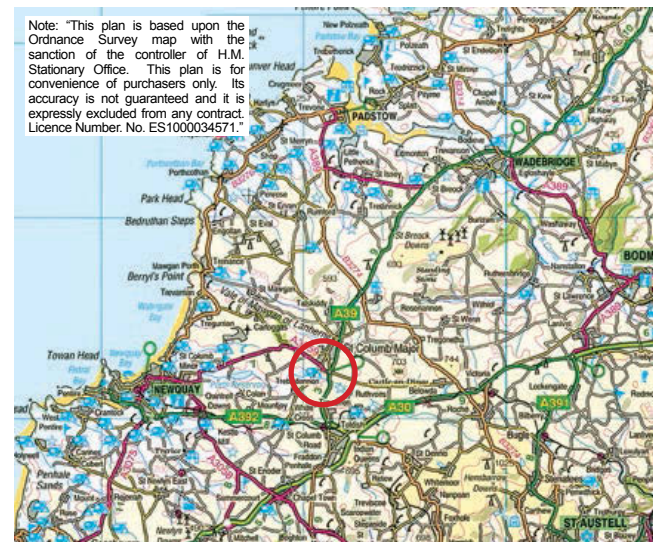
POST CODE – TR8 4JF.

SERVICES – Mains water, electricity. Private drainage, oil fired heating system, calor gas fires in the dining room and drawing room. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From the A30 leave at the Indian Queens exit signed to Newquay and Newquay Airport and take the A39 north and at the next roundabout follow the signs to Newquay Airport and St Columb Major on the A39. At the next roundabout (Trekenning roundabout) take the first exit, again signed to Newquay Airport, and then turn immediately left into a lane which leads down beside woodland and after a short distance the entrance to Trekenning Manor House will be found on the right hand side.

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).



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."



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