



TREWIN HOUSE

SHEVIOCK • SOUTH EAST CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



TREWIN HOUSE

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A simply gorgeous, totally private Grade II Listed south facing detached 7 bedroomed period house, sensitively restored, with coach house and outbuildings, standing centrally within its own parkland grounds of about 35 acres including a very long private driveway. An idyllic country home of immaculate presentation surrounded by unspoilt rolling countryside between the sailing waters of the Tamar Estuary and the sandy beaches of the south coast. Excellent road and rail communications within easy striking distance of Plymouth.

SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, reception hall, morning room, music room, vast family kitchen, drawing room, dining room, dairy kitchen, laundry, cloakroom/wc, rear hall.

First Floor: main and secondary landings, 2 staircases, principal bedroom suite with dressing room and stunning bath/shower room, 3 further bedroom suites with bath/shower rooms.

Second Floor: landing, 3 further double bedrooms (7 in total), bathroom, store room.

Cellars: 3 large rooms, safe room.

The Coach House: kitchen, sitting room, hall, shower room. Double garage, old stables.

First Floor: 2 double bedrooms, bathroom.

Outside: array of outbuildings to the rear of the house, large single storey stone barn with potential. 400 yard long tree lined driveway, secondary drive, sweeping south facing front lawn, 150' x 120' walled garden, specimen woodland and gardens surrounding the house. Two parkland fields with pond. Further area of woodland, wooded bank and frontage to a tidal creek.

In all, about 35 acres.

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

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DESCRIPTION

Trewin House is a captivating and extremely elegant Grade II Listed country house that has been meticulously restored by our client who has also made a significant upgrade to modern standards. The house enjoys an exceptional level of privacy and seclusion as well as tranquillity as it is positioned towards the centre of its about 35 acres of grounds and is approached over a 400 yard long sweeping colonnaded driveway which splits as it arrives at the house surrounding the sweeping front lawn and also providing access to a gorgeous detached coach house and an L-shaped stone barn. A main drive and a secondary drive off a lane give access to two large fields creating a parkland environment as they are dotted with trees and with the larger fields to the east having a pond. Surrounding the house are specimen woodland gardens laced with pathways leading between rhododendrons and around to a vast walled rear garden. To the east of the land is a small area of woodland and on the opposite side of the approaching road Trewin House owns the frontage to the upper reaches of a tidal creek opening onto the Lynher River, a tributary of the River Tamar.

The house is extremely elegant, with its extensive Listing noting that the original part was constructed in 1750 with a five window wide double fronted brick elevation surrounding a grand moulded doorway. In the mid 1800's a significant addition was added to the west side, approximately doubling the size of the house and this too has a hipped roof and sash windows although the front elevation is of stone. In 1911 a further wing was added to the east and it is reputed that this built as a billiard room, although it is now a fabulous open-plan family kitchen with high end units and appliances including the ubiquitous Aga. The entire house has been thoroughly improved in recent years, but not to the detriment of originality, with painstaking care taken to replicate mouldings, doors and windows, nearly all of which have been replaced with bespoke like for like weatherproof units. The roof has been retiled with Cornish Delabole slate, the chimneys rebuilt, all new plumbing and wiring has been installed throughout including CAT 5 computer cabling, a centralised satellite TV system, alarm system and table lamp circuit. A new LPG fired heating system supplies period style radiators in the Georgian section of the house and underfloor heating has been laid to the ground and first floors in the Victorian wing – even under the original slate flagged flooring and this can be controlled remotely if away from the house. Where floorboards were damaged in the master bedroom's en-suite and also in the family kitchen, reclaimed parana pine flooring was sourced from a Victorian convent in Glasgow with the whole rooms relaid. The meticulous thought and care taken in restoring Trewin House can only truly be appreciated upon viewing.



The interior has a delightful flow and an excellent selection of rooms to meet all modern needs but with period style and history being evident throughout. The reception hall is central to the Georgian portion of the building with a matched pair of rooms to either side now used as a library and morning room. Beyond an archway with a hound's door is a broad panelled staircase and then doors open into the formal reception hall and a music room which forms the transition into the open-plan family kitchen. This superb 36' x 19' space is filled with light from windows along two sides and is under a 14' high canopied ceiling with crafted timbers. The Victorian wing to the west houses two larger reception rooms being the drawing room and current dining room under much higher ceilings of over 10'. This section of the house also contains the more utilitarian rooms including a rear hall, cloakroom/wc, laundry and a large secondary kitchen being ideally placed beside the dining room and from here the back staircase rises to the first floor.

On the first floor the main parts of the landing are divided in two with the first area being galleried over the staircase and having elegant moulded archways leading through to the second part of the landing and also to the master bedroom suite with a vast bedroom, grand dressing room and a stunning period style bathroom with contemporary twists. Off an inner landing are three further very impressive bedroom suites and a staircase rises up from the

main landing to the second floor where there are three further double bedrooms, a store room and an additional bathroom. Below the front portion of the original part of the house are three cellar rooms approached under the main staircase or from an external door and between them there is also a safe room.

Trewin House is close to the village of Shevioc in a very picturesque area between the Lyner River and Whitsand Bay giving both sailing opportunities and a long sandy beach within only a very short drive of each other. The surrounding countryside is undulating with woodlands and creeks punctuating the landscape. It is however a very convenient place to live as the larger towns of Torpoint and Saltash are within short striking distance and both of these are connected to Plymouth either by a vehicular ferry or the Tamar Bridge, with Plymouth being a sizeable city in a picturesque location overlooking the waters of Plymouth Sound. The A38 is mostly dual carriageway from Plymouth all the way to Exeter where it joins the motorway network and this road also leads further into Cornwall. There is a mainline railway station only a few miles away at St Germans with direct trains to London Paddington taking around 3½ hours. The quality of Trewin House and its recent updates combined with its complete privacy, gorgeous grounds and the beautiful yet accessible area in which it is situated all combine to make this one of the finest houses available for sale in Cornwall.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the drive a short flight of steps lead to a thick panelled door with a moulded surround opening to:-

ENTRANCE HALL. Floorboards, elegant mouldings including an archway with a rare hound's door. Period radiators, recessed cabinet, cloaks cupboard, door to the rear courtyard, archway to the reception hall, doors to the music room, old dining room and library. Beautiful broad turning staircase rising under a double volume ceiling with an arched window over. Door below the staircase opening to the cellars.

RECEPTION HALL – 15' x 12'8" reducing to 10'1". Arched opening to an inner hall leading into the Victorian section of the house, display recess, part panelled walls, sash window with shutters and window seat to the rear, mouldings, period radiator.

MORNING ROOM – 14'3" x 14'2". Two sash windows with shutters and window seats to the front, painted panelled walls, period radiators, original eared fireplace with tiled slips and recessed arch display alcoves to either side.

MUSIC ROOM – 15' x 12'7". Floorboards, mouldings, sash window to the side with shutters and panelling, deep display recess with a moulded arch, recessed cold cupboard with slate shelving, period fireplace. Panelled doorway to:-

FAMILY KITCHEN – 35'10" x 19'. A superb large open-plan space under a 14' high ceiling and with parana pine flooring throughout. Dual aspect with large windows to either side, a half obscure glazed door to the rear and a pair of French doors opening to the front. Generous space for separate seating and dining areas, concealed and contemporary radiators. Stunning Pronorm range of kitchen cabinets under white composite worktops including a large central island with a protruding oak breakfast bar which matches floating shelving with integrated LED lighting behind. Twin ceramic sinks with a chrome mixer tap over, cream electric Aga under a concealed extractor, Gaggenau oven, four plate induction hob and a Miele wine fridge. Two concealed integrated larder fridges and a concealed dishwasher.

LIBRARY – 14'4" x 14'1". Two sash windows overlooking the front garden with shutters and window seats below, decorative mouldings, recessed cabinet, period radiators, bolection moulded Minsterstone fireplace. Panelled doorway to:-

DRAWING ROOM – 21'10" x 18'3". Two sash windows overlooking the front garden in panelled surrounds, underfloor heating, 10'4" high ceiling with mouldings, floorboards, handsome fireplace with a recessed grate and slate hearth. Door with a panelled surround returning to the inner hall.

INNER HALL. Two moulded archways, 10'5" high ceiling with mouldings, underfloor heating, door to a store cupboard below the back staircase, door to a further cupboard below a former staircase.

DINING ROOM – 16'8" x 14'8". Large sash window to the front with a panelled surround, 10'5" high ceiling with mouldings, underfloor heating.

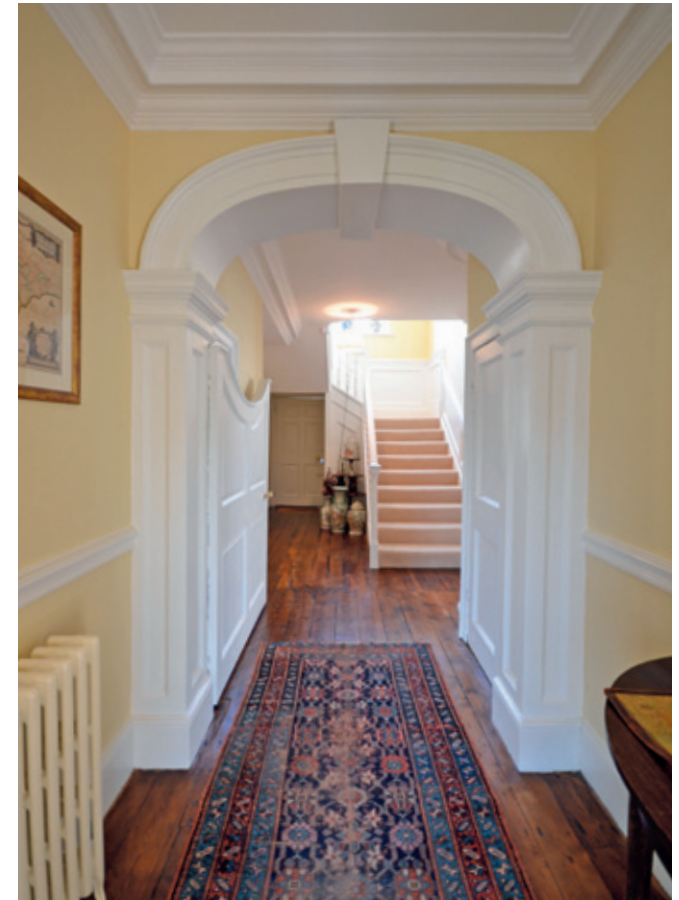
DAIRY KITCHEN – 19'6" x 15' max. L-shaped, heated relaid original Delabole slate flagged floor, 10'7" high ceiling, dual aspect of three sash windows. Fitted with a contemporary range of base level taupe kitchen units under beech block worktops with a recessed stainless steel sink with chrome mixer tap over. Concealed integrated fridge and dishwasher, Neff oven and four plate hob under a stainless steel extractor. Door to the back staircase, space for a breakfast table, doors to the rear courtyard and laundry, high level window lending light to the inner hall. This secondary kitchen is ideally placed beside the dining room for formal occasions.

LAUNDRY – 9'6" x 7'3". Tall sash window to the rear, matching units and worktops to those in the dairy kitchen including a stainless steel sink with chrome mixer tap over. Heated relaid original Delabole slate flagged floor, 10'7" high ceiling with spotlights, window lending light to the inner hall, space and plumbing for a washing machine and tumble dryer.

Doors from the inner hall open to:-

CLOAKROOM / WC. Full wall of built-in flush white fronted cupboards, 10'6" high ceiling, half obscure glazed sash window to the rear. Heated travertine tiled floor, vanity area with a panelled surround, large recessed mirror, concealed cistern wc, chrome heated towel rail, period style wash basin with integrated chrome mixer tap.

REAR HALL. Door with window over opening to the rear courtyard, full wall of flush fronted sliding doors opening to a hub cupboard housing various systems for the house, tiled floor, radiator.



FIRST FLOOR

MAIN LANDING – 18' x 9'1" including staircase. Galleried over the staircase with a curving painted handrail. Elegant mouldings and panelling around the staircase, dentil cornice, arched window over the staircase, archway to the second landing and an archway and door to:-

MASTER BEDROOM – 20'10" x 15'6". Three sash windows to the front, grey carved marble fireplace with cabinets and display shelves to either side, period radiators. Broad moulded opening to:-

DRESSING ROOM – 15'6" x 14'8". Two sash windows to the front, period radiator, mouldings, fitted bespoke wardrobes with cedar drawers and mirror backed glass shelving. Door to:-

EN-SUITE BATH / SHOWER ROOM – 15' x 13'1". Dual aspect of sash windows to the side and rear overlooking the walled garden. Beautiful reclaimed parana pine flooring, mouldings, spotlights, period radiators, chrome heated towel rail. Huge walk through marble tiled wet shower enclosure with a glazed screen, rain head shower and additional hand shower attachment. Roll edged claw footed double ended bath with a period style floor mounted chrome mixer tap and hand shower attachment.

Bespoke white cabinet under a white composite worktop with 'his and hers' inset white wash basins with chrome mixer taps over and mirror fronted concealed cabinets behind, additional concealed linen cupboard, high flush wc.

SECONDARY LANDING – 15'5" x 13'. Staircase rising to the second floor, recessed cupboard, period radiator, sash window overlooking the walled garden. Three steps up to an inner landing which can also be approached by the back staircase with high level window, cupboards and walk-in airing cupboard. Doors to:-

BEDROOM 2 – 18'6" x 12'4". Two sash windows to the front, heated floor, doorway to a walk-in wardrobe with hanging rails, shelving and drawers. Door to:-

EN-SUITE SHOWER ROOM. Period style wc and pedestal wash basin with chrome mixer tap. Contemporary tiled and glazed screened shower enclosure with a chrome period style mixer shower. Heated tiled floor, chrome heated towel rail, large integrated mirror.

BEDROOM 3 – 17'2" x 15'. Dual aspect of sash windows to the front and side, heated floorboards, period fireplace. Door to:-





DRESSING ROOM. Heated floorboards, sash window, full wall of fitted wardrobes, drawers and mirror backed glass shelving. Door to:-

EN-SUITE BATH / SHOWER ROOM – 13'10" x 13'3". Heated tiled floor, dual aspect of sash windows to the side and rear overlooking the walled garden, period fireplace. White enamelled cast iron bath set into a panelled enclosure with a period style mixer tap and hand shower attachment. Tiled and glazed screened shower enclosure with a chrome rain head mixer shower and additional hand shower attachment. Period style wc, 'his and hers' period style wash basins with chrome mixer taps, heated towel rail.

BEDROOM 4 – 14'8" x 12'3". Sash window overlooking the walled garden, heated floorboards, period fireplace. Door to:-

EN-SUITE BATH / SHOWER ROOM. Divided into two sections with a heated tiled floor. Obscured window and sash window overlooking the walled garden. Double ended bath with a period style chrome mixer tap and hand shower attachment set into a panelled enclosure, pedestal wash basin with a chrome mixer tap, heated towel rail, wc, walk-in tiled and glazed screened shower enclosure with a chrome mixer shower.

SECOND FLOOR

LANDING. Partly under a vaulted ceiling with a conservation rooflight. Exposed beams.

BATHROOM. White panelled bath with a period style chrome mixer tap and hand shower attachment, white wc, white pedestal wash basin, multi pane casement window overlooking the walled garden, tiled floor, exposed beam.



BEDROOM 5 – 17'8" x 14'2". Part canopied ceiling with exposed timbers, sash window to the front, period fireplace.

BEDROOM 6 – 17'7" x 13'10". Sash window to the front, part canopied ceiling with exposed timbers, access to loft space, period fireplace.

BEDROOM 7 – 13'5" x 11'5". Multi pane window overlooking the walled garden, part canopied ceiling with exposed timbers.

STORE ROOM – 8'4" x 5'3".

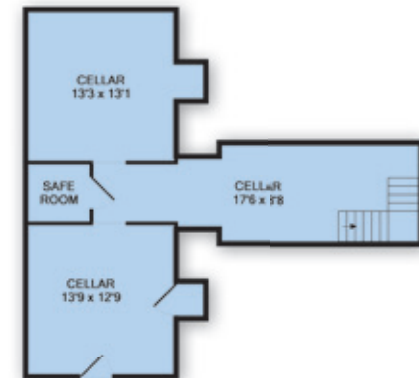
CELLARS

Beneath the house are a range of cobbled floored cellars with an external access door at the side of the house and they include a long central room with rooms off to either side with arched storage areas and between these is an old safe room still with its original safe door. This is an extensive and usable space.

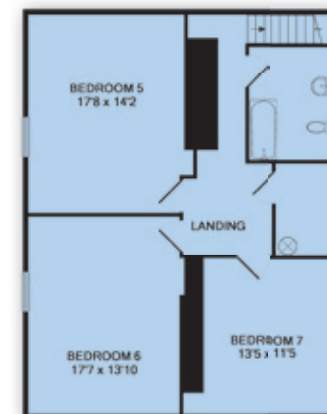


TREWIN HOUSE

Total Gross Internal Area (approx.):
7129 sqft (662.3 sqm)
For identification only – not to scale.



Cellars



Second Floor



Ground Floor



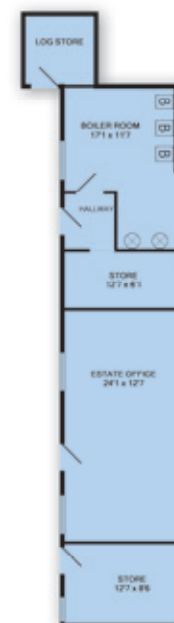
First Floor



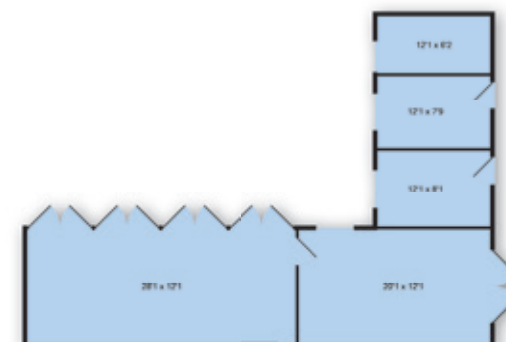
Coach House
Ground Floor



Coach House
First Floor



Outbuildings



Stone Barn

OUTBUILDINGS

Total Gross Internal Area (approx.):
3375 sqft (313.5 sqm)
For identification only – not to scale.

THE OUTBUILDINGS

Positioned at the head of the driveway beyond the side of the house, the **COACH HOUSE** has a walled yard to its front and a most pleasing symmetrical appearance with arch topped windows and doors and single storey wings to either side of a central two storey pitched roof section. On the ground floor is **double garaging** and the **old stables** as well as the entrance into a generous **two bedroomed apartment** which although perfectly functional is ripe for updating.

To the side of the coach house is an un-modernised L-shaped single storey **STONE BARN** providing significant storage, workshop and additional garaging space.

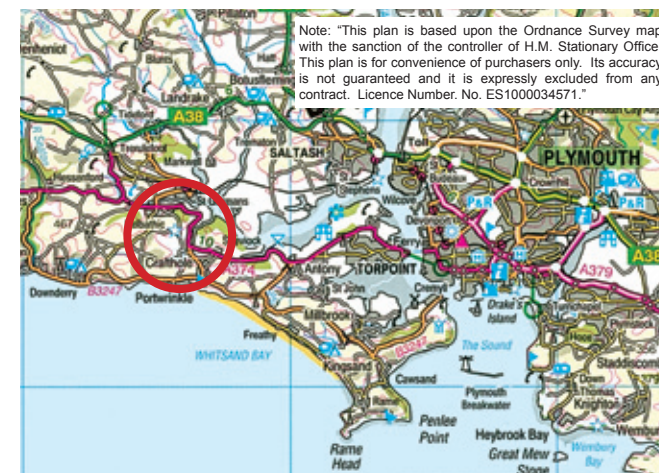
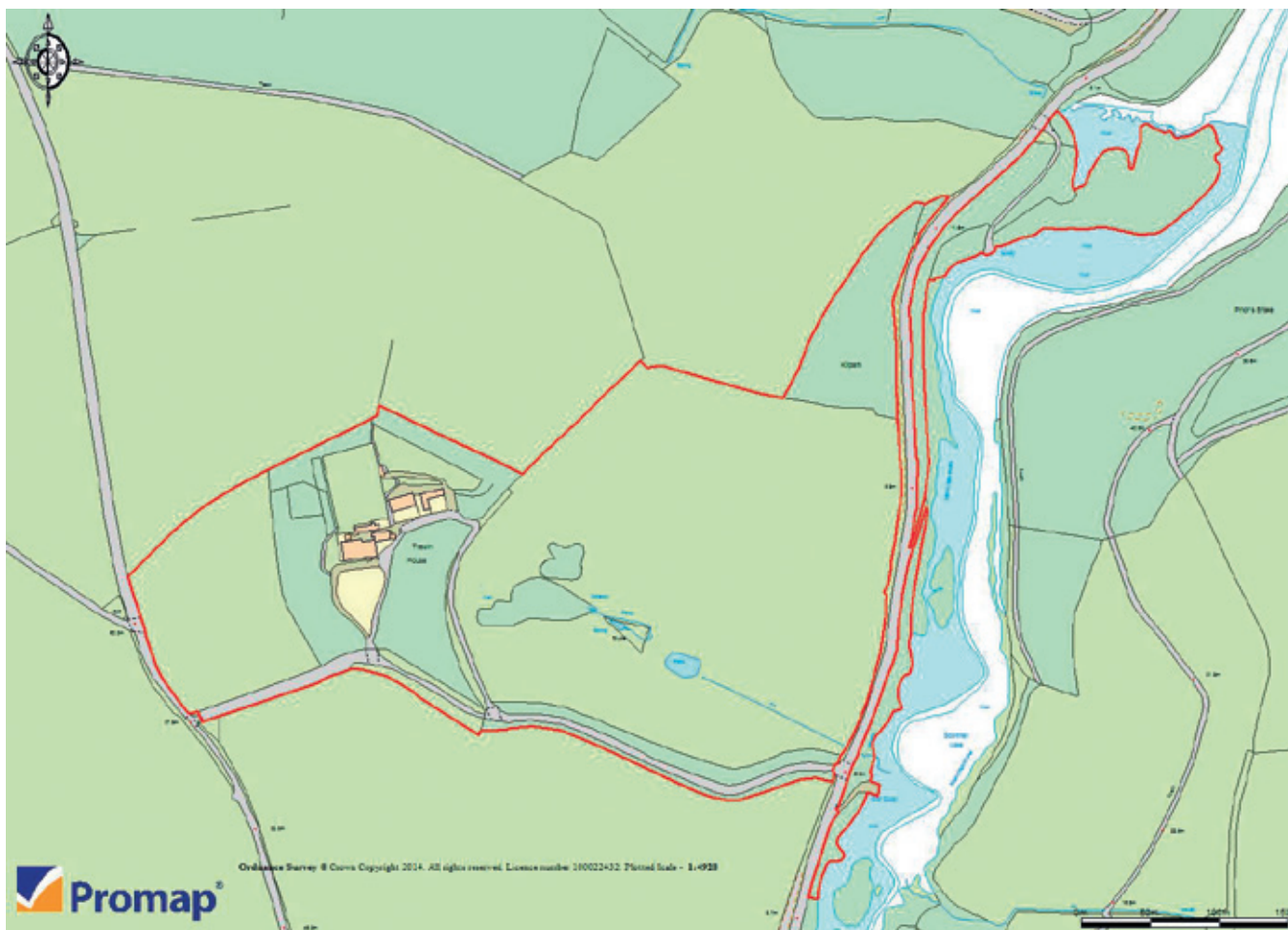
Behind the house, on the opposite side of the rear courtyard is a further range of rooms ideally placed for office space or readily accessible storage. This building contains the major part of the modern LPG heating system including three Worcester Bosch boilers. Please see the floor plan for more information.

GARDENS AND GROUNDS

Approaching Trewin House one would not immediately appreciate that the woodland to either side and indeed the river frontage that one can see is actually part of its acreage and although it is extremely tidal, is a beautiful and protected feature which is part of an SSSI. The house enjoys exceptional privacy and is approached over a 400 yard long main driveway with no rights of way over the land and a secondary driveway giving additional access. The main drive sweeps up through a tree lined avenue and overlooks the house's own parkland with a spring fed pond nestling amongst the trees and open grassland. A further field is owned to the west of the house, again with trees dotting its open space and the whole is surrounded by magnificent mature trees of many different varieties including native broadleaves and is backed by enormous pines.

The house stands proudly above its large south facing front lawn edged with hydrangeas and rhododendrons as well as other shrubs. To both the east and west of the house walkways lead through the mesmerising varieties of shrubs and trees and also past a pond which forms at times of high rainfall. The driveway loops around the front lawn and then continues to the outbuildings as well as giving access to the fields. To the rear of the house is an enormous walled garden that is now mostly laid to lawn but still retains fruit cages. The exceptional seclusion afforded by the long driveways and surrounding land and trees greatly add to the appeal of Trewin House.





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 – PL11 3EW.

SERVICES – Private water supply, private drainage system, mains electricity, LPG fired boilers. The area is schedule to be upgraded to superfast broadband in the near future. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From Plymouth take the A38 over the Tamar Bridge into Cornwall and at the Trerulefoot roundabout take the A374 signposted to Looe and Torpoint. Pass through Polbathic and after approximately 1.8 miles the prominent white entrance to Trewin House will be found on the right hand side, with the tidal frontage on the left.

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).



THE **CORNWALL** ESTATE AGENT

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