



CALENICK HOUSE

CALENICK, TRURO,
TR3 6AA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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AN HISTORIC GRADE II* LISTED HOUSE

A beautiful slate hung Queen Anne House believed to date from 1702 and quietly positioned in a country hamlet on the edge of Truro and also close to the creeks of the Fal Estuary.

A property with long association with the iron smelting industry and including a host of outbuildings including a charming clock tower.

Generous 4 bedroom accommodation with 2 bathrooms, several reception rooms, kitchen with Aga and cellars etc. Centrally heated but in need of general upgrading throughout.

Fabulous "old world" gardens, very secluded, partly walled and extending to approximately one acre. Further detached outbuilding previously used for residential purposes.

A property for the purist, an absolute gem and a rarity to the market.

GUIDE PRICE £1,000,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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GENERAL REMARKS AND LOCATION

This is one of Truro's iconic buildings. It is a rare Queen Anne period house occupying a warm south facing position in the hamlet of Calenick on the edge of the built-up environs of Truro. Secluded within partly walled gardens and grounds, extending to almost one acre, the property is entirely self-contained and enjoys a high degree of privacy. It has been a much-loved home for the late owners for very many years and whilst carefully maintained during their occupation the house and buildings now warrant some refurbishment, restoration and sympathetic updating.

The house and garden walls to the south and north are grade II* listed and a copy of the listing is available from the agents

In brief the property comprises a detached 4 bedroom family size house with 3 receptions , 2 bathrooms, cloakroom, kitchen with Aga, utility and some cellars. The outbuildings feature a splendid clock tower, garaging and workshop, a "weigh house", tool shed and a detached former Barn last used for residential purposes.



This is a property of appeal to the purist and those genuinely appreciative of the history and background of such an historic building. The house affords approximately 2,500 square feet of internal floor area and whilst somewhat "old fashioned " in its appointment it is centrally heated on an oil fired

system and the Aga in the kitchen is also oil fired. There are plenty of period features including two-panelled doors with HL hinges, working window shutters to most ground floor rooms, original dog-leg staircase and ground floor cellarage with wine bins and troughs. One of the bedrooms on the first

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floor has a fine late 18th century fireplace surround and internal grate of the same period. It is likely that moulded ceilings have been removed in former years and there is scope for sensitive restoration (subject to necessary consent).

The hamlet of Calenick is a small community on the south western outskirts of Truro and at the head of Calenick Creek which leads in to the Truro River. The surrounding countryside is typical of this part of Cornwall where rolling farmland is interspersed with steeper wooded hillsides which drop down towards the estuary banks. However much of the appeal of the location is the nearness of the city of Truro which is now the acknowledged business and cultural centre of the county. The shopping centre is just over a mile from the property and here there are a selection of shops, banks, restaurants, a cinema, the "Hall for Cornwall" (presently being renovated and upgraded) and the magnificent cathedral. There are good private and state schools in the immediate vicinity and the sought-after Kea primary school is literally just up the road. There are sailing facilities in the nearby Fal estuary, golf at Killiow country park whilst the harbour town of Falmouth is about 7 miles to the south.

HISTORY

There is plenty of documented history for this property and much of this is due to its long association with tin smelting for which Cornwall is famed. Tin stamps for crushing tin ore were established here by 1700 and then furnaces for smelting were built in 1711. The Calenick smelting works became one of the most important in Cornwall and continued operation until 1891. Ownership passed between several of the great local land-owning families including the Lemon family of Carclew, the Daniells and later the Daubuz family of Killiow.

Calenick House itself is believed to have been built in 1702 and was the account house for the smelting works. The clock tower was built in 1752 and contains the original clock and bell inscribed "William Lemon".

Many of the original buildings were removed in the early 20th century but there are still reminders of its industrial past. A huge chimney stack previously stood on the bank above the garden and the lower half of which was cut into the vertical rock face and is still very evident. A mill leat operated a water wheel and the wheel pit is also still evident.

Many crucibles have been found around the site and the gables of the Crucible Shed are still standing.

THE HOUSE

This is a classic Queen Anne building of mostly stone and brick with a slate hung facade to the upper storey, beautiful deep sash windows and a hipped scantle slate roof (excepting the rear slated roof slope which has been replaced). Central heating is oil fired with radiators in most rooms, there are some working fireplaces and a 4 oven Aga in the kitchen which is also oil fired.

In greater detail the accommodation comprises (all measurements approx)

RECEPTION HALL

13'0" x 10'8" (3.96m x 3.25m)

With solid wood block floor and stairs rising to the first floor and cupboard below.

DRAWING ROOM

23'1" x 21'5" (7.04m x 6.53m)

A splendid rooms with 3 windows along the front elevation all with window seats and working window shutters. The room is on two levels with columns each side of the stepped intersection. Open fireplace with period style surround and semi-circular cut stone hearth. Wood strip flooring, recessed shelving and small doorway opening to CELLAR with old troughs and Belfast sink.



DINING ROOM

13' x 12'11" (3.96m x 3.94m)

Probably the original accounts office with two deep sash windows to the front elevation with small storage lockers below. Recessed shelving and cupboard, old wall safe. corner fireplace and wood strip flooring.

INNER LOBBY

With a range of built in cupboards and access through to CLOAKROOM with wash basin and WC. Doorway through to CELLAR with original wine bins.



BREAKFAST ROOM

10' x 9'6" (3.05m x 2.90m)

With a range of full height built in cupboards and former inglenook recess featuring aged oak beam and Worcester oil fired boiler in the recess below.

KITCHEN

14'6" x 12'3" (4.42m x 3.73m)

Fitted with a range of base and wall mounted cupboards, solid wood work surface with one and a half sink and drainer inset and oil fired Aga which heats the domestic hot water. Walk-in Larder and secondary staircase to the first floor (4th bedroom only) with cupboard below. Wood strip flooring.

UTILITY ROOM

14'4" x 4'9" (4.37m x 1.45m)

With round bowl and worktop. Rear entrance door and quarry tile floor.

First Floor

MAIN LANDING

With doorway at mezzanine level opening to the rear of the house and further door with stairs leading to INNER LANDING. Walk in cupboard with access to loft space. Airing cupboard with hot water cylinder.

BEDROOM 1

17'5" x 15' (5.31m x 4.57m)

With fine late 18th century style fireplace surround with Adam decoration and internal freestanding grate. 3 windows to the front elevation, secondary door opening to the inner landing and blocked doorways to bedrooms on either side. Wood strip flooring.

BEDROOM 2

14'8" x 13'3" (4.47m x 4.04m)

With 2 windows to the front elevation and period style fireplace surround.

BATHROOM 1

11'5" x 9'7" (3.48m x 2.92m)

With bath on legs, wash basin and wc. Exposed corner fireplace recess. Shaver point.

BEDROOM 3

14'8" x 12'8" (4.47m x 3.86m)

With two windows to the front elevation and period style fireplace surround.

BATHROOM 2

9'7" x 8'10" (2.92m x 2.69m)

With bath, wash basin and wc. Exposed fireplace recess.

BEDROOM 4

15' x 11'11" (4.57m x 3.63m)

A dual aspect room accessed separately from the kitchen and with hip bath and wash basin at one end.



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OUTSIDE

The whole site is believed to be approaching one acre and is bounded from the minor road by a high wall with two sets of double doors providing access for vehicles to a wide gravel sweep at the front of the house and a driveway leading to the garage. A pedestrian door adjoins the road at the rear.

The gardens and grounds are a superb complement to the house and are well stocked and beautifully mature. A line of Yew trees flank the lower driveway and various areas of lawn are edged with borders planted with perennials, specimen shrubs, climbers and roses. There is a secret nature to the gardens and mellow brick walls of the old buildings provide enormous atmosphere. There is a pond in the lower section of garden and a stream set at a much lower level passes along the southern boundary. Much of the garden is level but steps provide access to an area at the rear of the house which is partly paved and historically known as "The Bride's Garden".

THE OUTBUILDINGS

To the front of the house the tall CLOCK TOWER is an impressive feature and has a trap door providing access from the ground floor archway. Adjacent there is a GARAGE 17'9" x 14'7" (5.4m x 4.4m) and a secondary GARAGE/STORE 15'4" x 14'7" (4.7m x 4.4m).

Nearby there is the former WEIGHING SHED 15'10" x 14'1" (4.8m x 4.3m) and long TOOL SHED.

Near the western boundary there is a further building known as "THE BARN" 28'6" x 12'10" (8.7m x 3.9m) which has previously been used for residential purposes and has a small bathroom extension.

SERVICES

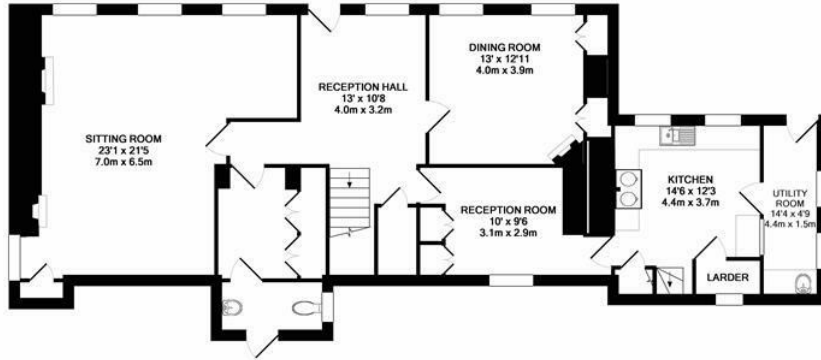
Mains water, electricity and drainage connected. Oil fired central heating as previously mentioned.

VIEWING

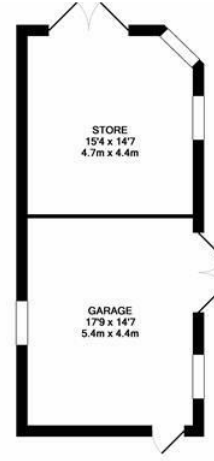
Strictly and only by arrangement with the agents PHILIP MARTIN ,9 Cathedral Lane, Truro TR1 2QS. Tel 01872 242244.

DIRECTIONS

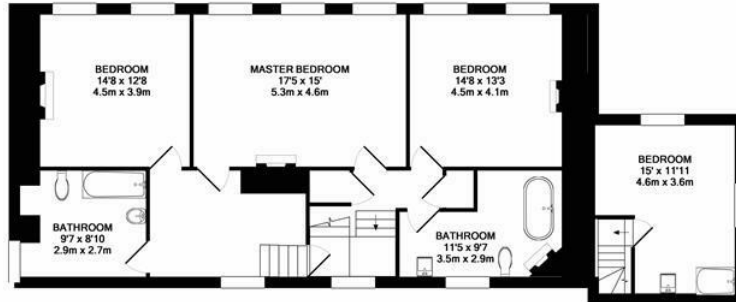
Take the A390 out of Truro towards Falmouth and after passing under the railway bridge on leaving Truro take the next turning left signposted Calenick. Continue into the hamlet and turn left by passing over a small bridge where the property will be easily located on the left hand side.



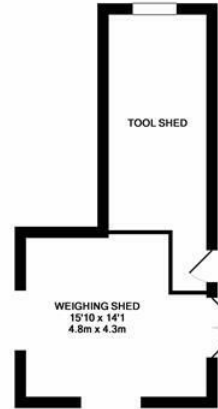
GROUND FLOOR
 APPROX. FLOOR
 AREA 1336 SQ.FT.
 (124.2 SQ.M.)



EXTERNAL
 APPROX. FLOOR
 AREA 417 SQ.FT.
 (44.3 SQ.M.)

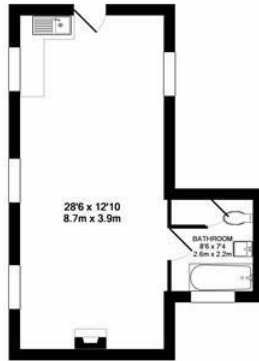


1ST FLOOR
 APPROX. FLOOR
 AREA 1181 SQ.FT.
 (107.8 SQ.M.)



EXTERNALS
 APPROX. FLOOR
 AREA 388 SQ.FT.
 (36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3789 SQ.FT. (352.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (2019)



BASIN
 APPROX. FLOOR
 AREA 427 SQ.FT.
 (39.6 SQ.M.)





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

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