

Tehidy Park

Tehidy

Camborne

TR14 0TS

£700,000

- HISTORIC GRADE 2 LISTED HOME WITH WALLED GARDEN
  - STUNNINGLY PRESENTED THROUGHOUT
  - FABULOUS FORMAL GARDENS
  - APPROXIMATELY 1/3 ACRE OF GARDENS AND GROUNDS
- WONDERFULLY LIGHT AND AIRY ACCOMMODATION THROUGHOUT
- IMPRESSIVE MASTER BEDROOM WITH EN-SUITE BATHROOM
- DOUBLE GARAGE AND PARKING FOR SEVERAL VEHICLES
- FULL ACCESS TO 42 ACRES OF PRIVATE ESTATE LAND
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - F

Floor Area - 1639.00 sq ft



#### DESCRIPTION

A gorgeous Grade 2 Listed detached three bedroom family home of historic origins, built into the original walled gardens of the Tehidy Country Estate. Believed to be the original head gardener's house on the Estate, the property benefits from a superb position within the estate and enjoys private gardens and grounds of approximately 1/3 of an acre. Remarkably, the property forms part of the walled garden itself, with a continuation of the double storey original wall adjoining both sides of the home. This beautifully presented home also benefits from access to 42 acres of private estate land within Tehidy Country Park.

Internally the property offers wonderfully light and airy accommodation throughout, with the vast majority of rooms within the house being of dual aspect design, with many of those rooms affording stunning outlooks across the gardens and grounds. There is an Entrance hall, Sitting room, Dining room, Conservatory, Kitchen/Breakfast room, Utility room and ground floor W.C. along with three bedrooms and family Shower room to the first floor, including an impressive Principle suite with a dedicated En-suite Bathroom.

Externally, there is parking for several vehicles, a detached double Garage, and stunning gardens and grounds. The current vendors have nurtured and improved the Gardens over their fourteen years of ownership to now offer wonderfully mature colourful spaces that now rely principally on maintenance rather than too much hard work!

The property itself, far from being overshadowed from the glorious gardens and grounds, offers comfortable and airy accommodation throughout, and offers a lovely balance between modern efficiency and originality, in keeping with its Grade 2 listing. As such there is an abundance of lovely features in keeping with the era, to include feature fireplaces, sliding sash windows and lovely low hipped roof lines. This handsome home has been impeccably maintained both inside and out, and represents a quite unique opportunity in today's market place.

#### ENTRANCE

Timber double glazed door opening into:

#### ENTRANCE HALL

A lovely dual aspect light filled entrance hall with steps rising to inner hall with doors opening to kitchen and ground floor WC. Stairs rising to 1st floor. Two radiators. Open access through to:

#### DINING ROOM

13'4" x 11'8" (4.06 x 3.56)

Another light and airy dual aspect room with solid oak flooring. Sliding sash window to side elevation. Timber glazed French doors leading out onto the Terrace. Feature fireplace. Radiator.

#### LIVING ROOM

13'6" x 13'1" (4.11 x 3.99)

Another wonderfully light room with broad timber casement French doors opening onto the rear terrace area. Timber glazed bi-fold doors opening into conservatory. Solid oak flooring. Impressive feature fireplace with wood burner. Tiled hearth with brick surround and wooden mantle over. Two radiators.

#### CONSERVATORY

8'11" x 7'6" (2.72 x 2.29)

A fabulous conservatory opening out onto the lovely private side terrace. Ceramic tile flooring. Double glazed windows to three sides with double glazed roof. Double glazed door opening onto terrace.

#### KITCHEN

12'9" x 7'11" (3.89 x 2.41)

Dual aspect in design, a high-quality kitchen with terracotta tile flooring. An extensive range of floor standing and wall mounted solid oak cupboard and drawer units with square edged granite worksurfaces over. Integrated double oven. Neff gas hob with extractor fan over. Integrated dishwasher. One a half bowl ceramic sink unit with drainer board and mixer taps over. Wooden casement window overlooking garden with granite sill. Radiator. LED spotlights over. Open access through to:

#### UTILITY ROOM

10'1" x 7'4" (3.07 x 2.24)

A particularly generous utility room again of dual aspect design. Double glazed stable door to side garden. Wooden casement window overlooking driveway and front garden. A range of floor standing cupboard and drawer units with square granite worksurface over. Ceramic sink with drainer board and mixer tap over. Wall mounted Baxi Gas fired boiler. Vaulted ceiling.

#### GROUND FLOOR W.C.

Ceramic tile flooring. Low-level WC. Inset wash and basin with cupboard unit beneath with tile splashback and mirror over. Sliding timber casement window to rear. Recessed under stairs storage area.

#### LANDING

A turning staircase with sliding sash window overlooking gardens leads to a split landing with doors leading to 3 bedrooms and family bathroom. Airing cupboard with Kingspan high pressure water system.

#### PRINCIPLE BEDROOM SUITE

13'6" x 11'11" (4.11 x 3.63)

A stunning dual aspect principle bedroom suite with sliding sash window to side elevation overlooking woodland beyond. Sliding sash window to front elevation overlooking the front garden. Radiator. Feature Victorian style decorative fireplace. Built-in double wardrobe. Wall mounted radiator. A gentle step down into:

#### EN-SUITE BATHROOM

6'0" x 6'0" (1.83 x 1.83)

Ceramic tile flooring with underfloor heating. Jacuzzi bath with tiled surround. Timber casement glazed obscured window to rear elevation. Low level WC. Inset wash hand basin with cupboard units beneath. Wall mounted medicine cabinet. Wall mounted chrome heated towel rail. LED spotlights over.

#### BEDROOM TWO

11'2" x 10'4" plus built in wardrobes (3.40 x 3.15 plus built in wardrobes)

A generous dual aspect double bedroom with timber casement window overlooking the garden. Sash window overlooking the front garden. Two radiators. Feature Victorian ornamental fireplace. Two built-in double wardrobes. Parts sloping ceiling.

#### BEDROOM THREE

15'4" x 7'4" (4.67 x 2.24)

Another spacious double bedroom with sliding sash window to side elevation overlooking woodland beyond and sliding sash window overlooking the garden. Radiator. Part sloping ceiling.

#### SHOWER ROOM

6'4" x 5'9" (1.93 x 1.75)

Oak effect laminate flooring. Corner shower with plumbed shower attachment over. Low-level WC. Pedestal wash hand basin with mixer taps over. Radiator. A floor standing cupboard unit with oak surface area over. Wooden casement window with slate sill overlooking the garden. Tiled to four walls. LED spotlights over. Extractor fan.

#### OUTSIDE

#### DETACHED GARAGE

17'10" x 16'4" (5.44 x 4.98)

A sizeable detached double garage with pitched roof creating storage above. Power and light. Electrically operated double garage door. Further pedestrian door opening into rear walled garden.

#### TO THE FRONT

A private gravelled driveway provides parking for several vehicles, and gives direct access into to double garage. A stunning and imposing Palm tree sits to one side of the driveway with a row of deciduous trees lining the boundary to the far right of the front garden. There's a pleasant almost level lawned garden adjacent to the driveway which benefits from a wealth of deep planted beds within the lawn and to the borders. To the rear of the garage is a concealed area which provides ample storage space for bins and refuse etc. Another pathway leads between the House and Garage, leading to a pedestrian gate through the original garden wall, leading to the main garden.

To the left hand side of the driveway there's a wrought iron pedestrian gate which leads around to the front side of the house. This provides access into the main home either through the main entrance hall and also through the Utility room via a pretty Stable door. This front courtyard area is home to the original Privy, which has been improved and repurposed as a storage shed and useful Wood store. The courtyard is a blaze of colour thanks to plantings at its edges to include Cape daisies, bluebells, a hydrangea and ferns. The courtyard narrows, and a gravelled pathway follows the perimeter of the house, opening up into a delightful tucked away sunny paved terrace area at what originally would have been the main facade of the building. This sheltered area is also accessible from the conservatory and Dining room. Flanked by generous laurel hedging and abutting the external original walled garden wall, this is a glorious private retreat.

#### MAIN WALLED GARDEN

Set behind the property and within the original double story stone and brick walls, is a truly magical garden, bathed in sunlight and blessed with a superb degree of privacy. Occupying around a third of the original walled garden for the estate, this outside space is truly unique. Entry to the garden is through the pedestrian gate adjacent to the Garage, or through the broad French doors leading out from the Living room. From the Living room there's a lovely sheltered paved terrace suitable for outside dining. From there, there's a gentle set of steps leading up the level shaped lawn, which meanders its way across to the main garden area. The lawn is bordered by an exquisite range of beds with a wealth of shrubs flowers and plants, all carefully planted to provide flourishes of colour throughout the year. Palms and trees include a red Acer and all have beds at their bases. Further down the garden there's a charming pond with waterfall. Beyond this point there's a stunning archway which leads in to the lower part of the garden, which opens out into a charming orchard with a further range of growing beds. This stunning area of the garden is Walled on two sides, providing warmth and shelter, and a quite stunning backdrop.

#### MATERIAL INFORMATION



Verified Material Information  
 Council tax band: F  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Wood burner  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Garage and Driveway  
 Building safety issues: No  
 Restrictions - Listed Building: Grade 2  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: G  
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

152.23 m<sup>2</sup>  
1638.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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