



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5977

Offers around £525,000

Lower Hailglower Farm,  
Tregeseal, St Just-in-Penwith, Nr. Penzance, West Cornwall

FREEHOLD



**A gorgeous Grade II Listed detached, 4 bedroomed, restored granite farmhouse facing south over about 1 acre of captivating boulder strewn grounds with a stream and period outbuildings. A secluded home at the end of a long private driveway yet close to the facilities of St Just and enjoying views over countryside to St Just church with glimpses of the sea in the distance.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** kitchen/dining room with granite flags and fireplace, sitting room with granite fireplace, library, large bath/shower room.

**First Floor:** two staircases, 4 bedrooms, vaulted ceilinged studio.

**Outside:** long driveway, period outbuildings including a garage and workshop. Wood store, garden room. Parkland meadow, lawns, vegetable garden, stream with terraces beside, granite boulder strewn and specimen stocked gardens.

## **DESCRIPTION**

Lower Hailglower Farm is an idyllically located, rural period farmhouse, set at the end of a long granite wall lined driveway with a central grass strip and this only gives access to one other earlier property. The house is positioned privately within its own gorgeous large gardens of just under 1 acre and it enjoys lovely countryside views to the south and to the west with glimpses of the sea in the distance beyond St Just church. Although its immediate surroundings are extremely rural, with fields on three sides, it is only about a mile to the facilities for St Just and not much further to the surrounding coastline.

The granite farmhouse is believed to date from around 1800 and may have been two cottages attached to a two storey barn, although the whole is now one large detached home. Both the farmhouse and its two stone period outbuildings have all recently had their roofs replaced with copper nailed reclaimed Delabole slate in diminishing courses at great expense and this has significantly added to the appeal of the buildings.



A near central door opens into the farmhouse where there are granite flags in the reception hall which is open-plan to the dining room, which in turn is open-plan to the kitchen. These rooms now create a through space with windows to both the front and rear, a painted beamed and boarded ceiling and a huge granite fireplace to one side which houses a new solid fuel burning Rayburn that is now just used as a stove. A short flight of steps descend under a granite lintel into the barn part of the house and a door opens into the sitting room, which also has a painted beamed and boarded ceiling and a huge granite fireplace with a woodburning stove. To the rear is a large bath/shower room fitted with period style sanitaryware and a separate shower as well as having a concealed area for a washing machine. The main staircase rises past painted panelled wood walls and splits to two areas of landing which open into symmetrical large double bedrooms to the front and slightly smaller bedrooms to the rear. In the incorporated barn section are spacious ground and first floor rooms linked by a secondary staircase and these are currently used as a library/study with a music studio above. Both rooms have doors to the outside, the first floor room opening onto a flight of granite steps down to the driveway, and they both have various different potential uses.



The house faces south over a stone chipped driveway with a period piggery to one side now used as a workshop and a stone garage that may be too small for most modern cars but still provides excellent storage space. In addition there is a multi purpose room with a polycarbonate roof and window that is used for storing wood in the winter and growing

tomatoes in the summer, and a larger store/garden room that also has a polycarbonate roof. To the side and rear of the house are lawned gardens, although the largest area is to the south of the house where a large lawn dotted with trees and with a sizeable vegetable plot to the corner can be found. In between the house and this area of garden is a pair of sunken terraces that overlook a stream



which runs through the grounds and this is lined by many different plants including gunnera, eucalyptus trees, roses, lilies, bamboo and many flowering plants that are cleverly protected from the weather behind more hardy species. The stream runs through a large section of the grounds and under the driveway, with large boulders at its edges and further shaded tranquil areas to sit and listen to the moving waters. This is a house and gardens that one could certainly fall in love with showing a great deal of history, but all presented in perfect order.

## **LOCATION**

As previously mentioned, Lower Hailglower Farm is set at the end of a long driveway, most of which is owned by the property, making the house very private and perfect for a retreat lifestyle. Although surrounded by good sized gardens, part of the beauty of this setting is that there are numerous walks and open moorland right on the doorstep leading up



to high ground at Carn Kenidjack from where there are staggering views to the east inland and to the south, west and north over countryside to the sea. Nearby there are incredible walks mostly through National Trust owned land along the South West Coast Path that rises over jagged headlands before descending into beautiful unspoilt coves. A few miles to the south is Whitesand Bay, a two mile long stretch of sandy coastline that is ideal for bathing and surfing, although there are many smaller surfing beaches nearby.

St Just, 'the last town in England', is very nearby and offers a range of shops, restaurants, professional services and schooling. Penzance, the largest town in west Cornwall, is about 15 minute's drive away and additionally offers private schooling, a hospital and supermarkets amongst many other things. To the north is the artists resort town of St Ives with the Tate gallery St Ives overlooking Porthmeor surf beach. Penzance has the terminus for the Penzance to Paddington railway line with direct trains to London taking around 5½ hours and also giving easy access throughout Cornwall.



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

From the driveway six granite steps leads to a beautiful period painted panelled wood door opening into:-

**KITCHEN / DINING ROOM – 18'9" x 15'10" reducing to 13'5".** Initial entrance area with a granite flagstone floor open-plan to the dining room with a continuation of the granite flagstone floor and a broad granite



fireplace with an inset new solid fuel Rayburn. Painted stone walls, white painted beamed and boarded ceiling, sash window with a window seat to the front and a further multi pane sash window with a window seat to the rear. Further small window to the rear, wall lights, pendant light over the dining area, staircase rising to the first floor with white painted original panelling to the side. Painted braced door to the sitting room, short flight of wood steps leading down under a granite lintel to a painted latch and brace door to the library.



Further small window to the rear, wall lights, pendant light over the dining area, staircase rising to the first floor with white painted original panelling to the side. Painted braced door to the sitting room, short flight of wood steps leading down under a granite lintel to a painted latch and brace door to the library. Kitchen area fitted with a range of modern white base mounted units with woodblock worktops and a white composite stone effect sink and drainer with a chrome mixer tap over. Shelving, spotlights, space and plumbing for a dishwasher and fridge/freezer, AEG digitally controlled oven and grill with a four plate ceramic hob over.

**SITTING ROOM – 15'7" x 10'2".**

Impressive protruding granite fireplace with an inset woodburning stove over a granite hearth. Painted beamed and boarded ceiling, sash window with a window seat to the front, wall lights, recess to one side of the fireplace ideal for furniture. Painted braced door to:-



**BATH / SHOWER ROOM – 16' x 7'3".** Fitted with a white range of high quality sanitaryware by Heritage including a cast iron roll edged, claw footed bath with a period style mixer tap and hand shower attachment. Pedestal wash basin with period style taps, matching wc, recessed large tiled shower enclosure with a Mira Sport shower over. Painted beamed and boarded ceiling, wall lights, vanity lights

over the wash basin, window with a window seat overlooking the rear garden, further small window to the rear, display recess, painted wood boarding to half height around two walls, concealed area for a washing machine.

**LIBRARY – 15'8" x 11'8"**. Half glazed door over a granite threshold opening to the front, painted beamed ceiling, pine floorboards, staircase rising to the studio above with understairs storage. Wall lights, small window with a deep sill to the rear.



## FIRST FLOOR

**STUDIO – 16'6" x 12'1"**. Set under an 11'6" high vaulted ceiling with exposed timbers. Pine flooring, spotlights, tall window with a deep sill overlooking the rear garden and countryside, half glazed door opening onto granite steps down to the driveway at the front and also giving far reaching views over countryside. Closable hatch over the staircase, built-in shelving and desk space.



**LANDING.** The main staircase splits at three quarter height rising to two areas of landing, one being galleried over the staircase. Painted panelled walls, part canopied ceiling, wall lights. Painted latch and brace doors to:-

**BEDROOM 1 – 13'5" x 10'6"**. Sash window in a deep recess to the front, part canopied ceiling with part exposed timbers, painted wood floorboards, pendant light, access to roof space, period doors to a recessed wardrobe.



**BEDROOM 2 – 11'3" x 7'9".** Sash window overlooking the rear garden and countryside with a deep sill, part canopied ceiling with part exposed timbers, pendant light, painted floorboards, built-in open fronted wardrobe.

**BEDROOM 3 – 13'7" x 10'3".** Sash window to the front in a deep recess, part canopied ceiling with part exposed timbers, pendant light, painted wood panelled wall, painted wood floorboards, period doors to a recessed wardrobe.



**BEDROOM 4 – 11'4" x 8'.** Window overlooking the rear garden with a deep sill, part canopied ceiling with part exposed timbers, access to roof space, pendant light, two painted panelled wood walls, painted wood floorboards, airing cupboard housing the hot water cylinder with cupboard above.





## OUTSIDE

The house is at the end of a long, attractive gravelled driveway with a central grass strip and this leads between granite walls past the entrance to a neighbouring property, before continuing for some distance and arriving at the house. A footpath leads up the drive but passes over a stile and crosses a field in the opposite direction to the house just before the driveway reaches the



gardens, with the house further beyond. In front of the gorgeous granite face of the house is a large gravel parking and turning area with small ornamental lawns to the side with palms, clipped hedging, bamboo and many interesting varieties of shrubs and trees. Openings lead to either side of the house onto further lawns and on two sides of the driveway are outbuildings.



**WORKSHOP – 17'4" x 6'2"**. Believed to be an old granite piggery, this building has been greatly improved with a new wet laid Delabole slate scantle roof and has been plastered and painted inside. Pitched ceiling with striplights, power points, three windows, half glazed door to the gable end, built-in shelving.

**WINTER WOOD STORE – 6'10" x 6'**.

Used as a wood store in the winter and a greenhouse in the summer with a corrugated polycarbonate roof and window to the rear.

**GARAGE – 14'2" x 7'4"**. Possibly too small for most modern cars but ideal for a ride on mower and garden implements. Recently replaced wet laid Delabole slate roof. Painted stone walls, concrete floor, high vaulted ceiling, built-in shelving, power points, striplights.

**STORE / GARDEN ROOM – 13' x 11'3"**. Used as a growing room for tomatoes during the summer months under a polycarbonate roof. Windows and pedestrian doors to either side, painted block walls, built-in shelving.

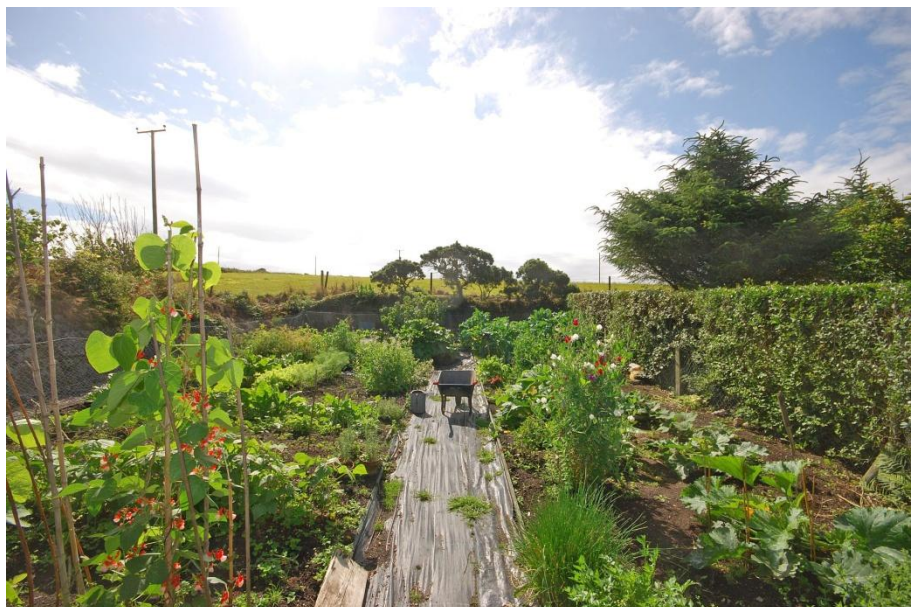
Immediately surrounding the house are beautiful granite walled lawned gardens with many varieties of shrubs, roses, hydrangeas and flowering plants along their boundaries. In the centre of the lawn on the western side is an apple tree and from here there are lovely far reaching views over countryside both to the south and to the west toward St Just and its church with a glimpse of the sea in the distance.



As the driveway approaches the house its granite walls widen to form lawns dotted with amazing granite boulders, with trees and grasses growing amongst them. To the southern side of the drive a vehicular gate opens through the granite wall onto a large lawned meadow dotted with specimen trees and with a hedged vegetable plot to one corner. The meadow

descends to the edge of a stream running through the grounds and here there are sheltered terraces backed by gunnera, ornamental grasses and flowering plants, two eucalyptus trees and other beautiful varieties making an idyllic and tranquil place to sit beside the babbling noise of the stream.

To the northern side of the drive are further strips of lawn bounded



by boulders, trees and grasses with the driveway leading over the granite edged stream and opening onto a further lawned path which runs beside ferns and flowering plants to a shade dappled grove which the stream curves around. This area is backed by large bamboo with incredible giant gunnera over parts of the stream helping to protect lilies that can be found along the stream's length. These spectacular west Cornwall gardens have flourished in the warm climate and have been well planned to protect delicate species with more robust partners.

### **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](http://www.waterfrontandcountryhomes.com) E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

**POST CODE** – TR19 7PZ.

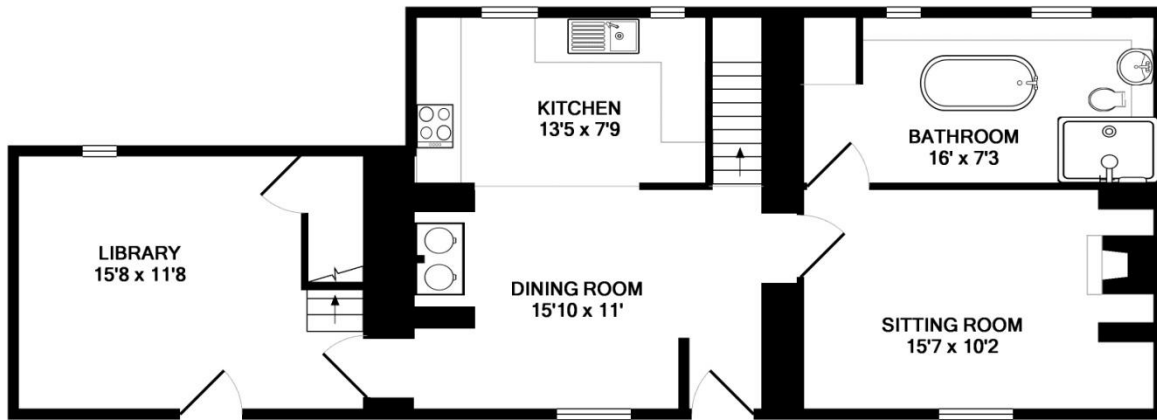
**SERVICES** – Mains water, electricity. Shared private drainage system. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**DIRECTIONS** – From Penzance proceed towards St Just on the A3071 and about a ¼ of a mile before St Just turn right signed to Tregeseal. Pass the rugby ground at the bottom of the hill and turn right up the valley. Follow this road until the tarmac finishes, at which point turn left into an unmarked driveway with a central grass strip and Lower Hailglower Farm will be found at the end.

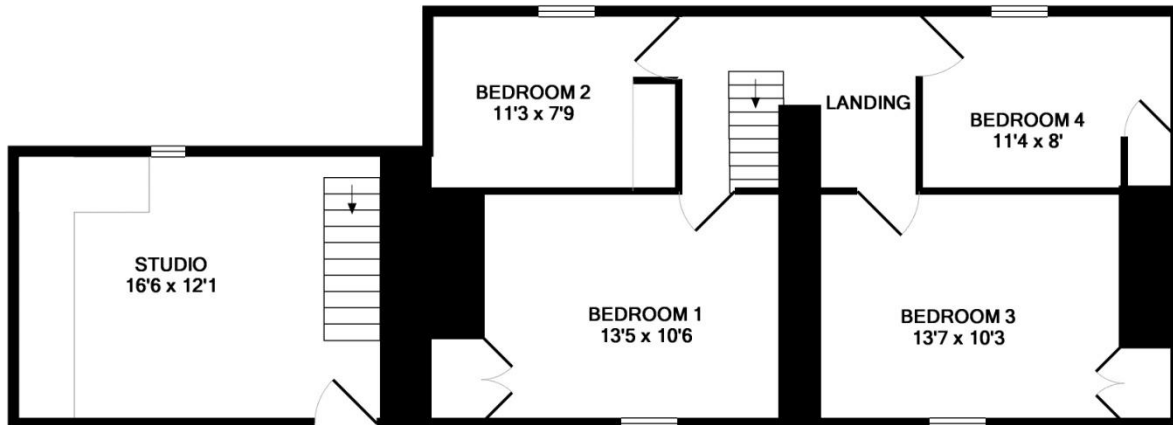
**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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).

**Not to scale, for identification purposes only.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 749 SQ.FT.  
(69.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.3 SQ.M.)

LOWER HAILGLOWER FARM  
TOTAL APPROX. FLOOR AREA 1505 SQ.FT. (139.8 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
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