



Mayfield House

Lemon Court, Carclew

Mayfield House, 1 Lemon Court, Carclew, Perranarworthal, Truro, TR3 7PB

Enjoying an idyllic and thoroughly delightful setting on the exclusive and historic Carclew Estate, positioned between Falmouth and Truro, a charming former coachman's cottage providing beautifully appointed interiors, south facing courtyard, mature gardens and parking for two cars.

Distances

Mylor Bridge – 1.5; Perranwell Station (branchline rail) – 2; Pandora Inn – 2; Mylor Yacht Harbour – 4; Falmouth – 4; Truro – 6.8; Cornwall Airport (Newquay) – 26
(All distances are approximate and in miles)

The property

- Former coachman's cottage
- Believed to date back to late 18th century
- Delightful rural setting with surrounding woodland and open farmland
- Characterful and charming retaining many period features, including 12 pane sashes and timber flooring
- Light and well-proportioned with high ceilings
- Entrance hall with flag stone flooring
- Split level landing with double doors to rear sunny courtyard, and useful storage area
- Sitting room with modern woodburner which also provides off-grid hot water, cooking and heating
- Kitchen / dining room overlooking the front courtyard and garden
- Three first floor bedrooms including master with en suite and dressing room
- Family bathroom
- New roof in 2014 using reclaimed slate

The gardens

- Enclosed south facing courtyard with summerhouse, polytunnel and sitting out terraces
- Mature lawned garden to the front with a variety of trees, shrubs and planted borders
- Parking for two cars
- Sweeping driveway approach to the Carclew Estate





The location and grounds

The Carclew Estate is the former home of the prominent Cornish family, the Bonythons, and later belonged to the Lemon family, immortalised on Truro's Lemon Street. The main house was gutted by fire in the 1930s and the Grade 2 Listed ruins are a prominent and wonderful floodlit feature within the grounds. Full of plants and trees collected by former owners over generations, the grounds of the estate have been listed in many botanical and horticultural journals over the centuries.

The creekside village of Mylor Bridge is nearby and offers a good range of services including school, general store, post office, pub, butchers, fish shop, dentists and doctors. Fantastic sailing facilities are close at hand, notably at Mylor Yacht Harbour where Sir Ben Ainslie learnt to sail. Over recent years, this has become one of the UK's pre-eminent boating centre with two sailing clubs, full service boatyard with pontoon and sheltered moorings with excellent access to the tree-lined creeks of The Carrick Roads and open sea beyond.

Both Falmouth and Truro have comprehensive shopping and commercial facilities. The mainline rail service from Truro offers a service to London Paddington as well as a branchline to Falmouth with a halt at nearby Perranwell Station, just over two miles from the property. Cornwall Airport (near Newquay) offers flights to a variety of destinations.



Directions

Heading from Truro towards Falmouth, turn left just after the Norway Inn at Perranarworthal. Continue on this road for just over a mile to the junction, turn left and immediately left again, past the lodge house and into the Carclew Estate. Follow the drive, passing open fields on both sides, following the drive around a long left hand bend with outbuildings and residences on your left. Continue on and take the first left hand turning into Lemon Court.

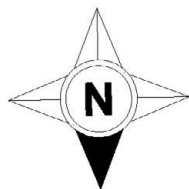
Tenure, services and broadband

Freehold. Mains water and electricity. Private drainage (shared between 1 & 2 Lemon Court and Tremayne Court). Modern electric heating. Broadband: Superfast fibre is available in the postcode.

Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



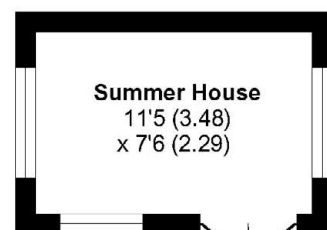


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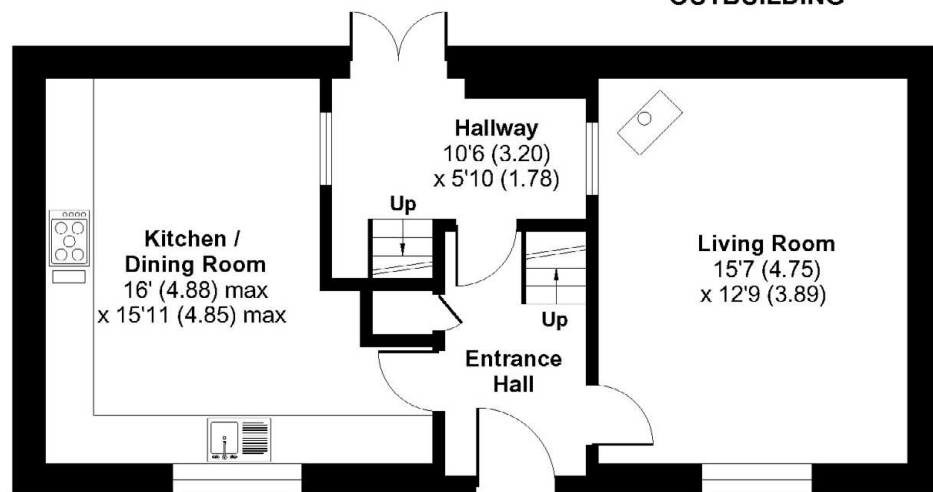
Main House = 1220 sq ft / 113 sq m

Total = 1306 sq ft / 121 sq m (includes outbuilding)

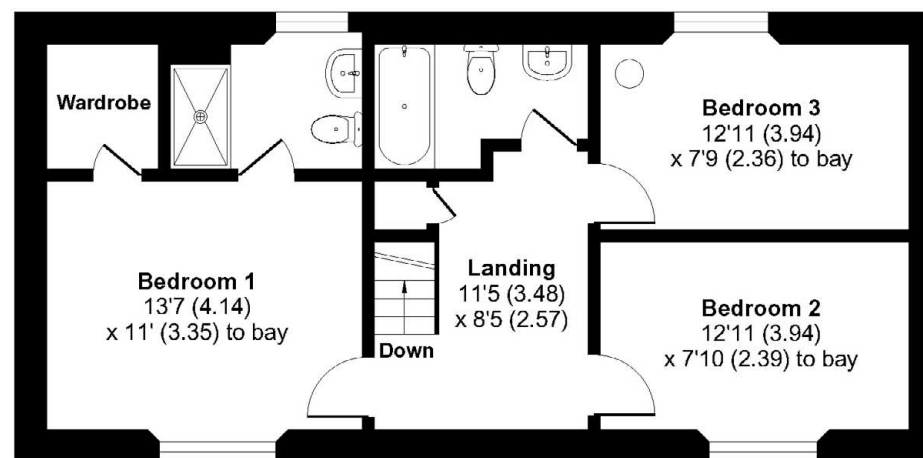
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Shore Partnership Limited. REF: 630030

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