



Lime Tree House

Penryn



Lime Tree House

Church Hill, Penryn, TR10 8AJ

A beautifully restored and quintessential former vicarage retaining extensive Georgian detailing set within private gardens of around 1 ¼ acres, located on the edge of Penryn above St Gluvias Church with Falmouth and Flushing close by, featuring bright, spacious and superbly arranged accommodation complemented by a two storey coach house with residential consent.

Penryn town centre – 0.5; Flushing – 2; Falmouth University (Penryn campus, Tremough) – 2;
Falmouth town centre – 2.5; Mylor Yacht Harbour – 2.5; Helford Passage – 6.5; Truro – 9; St Mawes – 14 (via ferry);
Cornwall Airport (Newquay) – 27.5

(All distances are approximate and in miles)



Location

Lime Tree House is located on the eastern edge of Penryn, just behind the 12th century Church of St Gluvias. The parish of St Gluvias pre-dates Penryn, founded around 1216 by the Bishop of Exeter, with the church we see today having been restored in 1883.

Penryn is now a vibrant town with a wide variety of small businesses based along the waterside and the historic town centre including coffee shops, bars, celebrated sushi restaurant, country stores, fish mongers, cycle shops, interiors boutique along with many others. The town is also on the branchline rail connecting Falmouth with Truro and the nearby university campus at Tremough provides a wide range of courses including performing and visual arts, along the Innovation Centre for independent Cornish businesses.

The nearby waterside village of Flushing is a beautiful setting with its streets lined with former sea captains' houses and a foot ferry across the river to Falmouth, the thriving harbour town with its Packet Ships history and independent shops, restaurants, stunning seafront and buzzing atmosphere.



The Property

- Grade II Listed former Georgian vicarage
- Stunningly spacious, light and beautifully restored, blending original detailing and contemporary fittings perfectly
- Originally a 1680s cottage with the Georgian vicarage dating back to the 1840s with later 1950s extensions and a thorough 2019-2021 restoration
- Huge potential for secondary accommodation or home office / fitness / art studio
- Stunning double aspect kitchen / dining room with contemporary units, granite tops and fitted appliances (induction hob, oven, microwave / combi oven, dishwasher and tall fridge). Window shutters, garden views, high skirtings, original and ornate cornicing.
- Elegant sitting room with garden views, original Adam fireplace, cornicing, very high skirtings and window shutters
- Relaxing drawing room with marble fireplace and broad bay window with garden views
- Large double aspect utility room with courtyard access, pantry cupboard, boiler cupboard and worktops (including sink, oven and hob)
- Ground floor WC / cloakroom with shower
- Rear entrance porch / boot room
- Hallway with elegant and original staircase
- Cellars with original wine bins
- Galleried landing with ornate rose and cornicing
- Double aspect master bedroom with dressing area, window shutters, garden views and original fireplace
- Guest bedroom with window shutters, garden views and en suite shower room
- Bedroom 3, thought to be the original library, with Venetian bay window, garden views, dressing area and original fireplace
- Double aspect 4th bedroom with wardrobe area and en suite shower room
- Boutique-style family bathroom with roll top bath enjoying the garden views, separate shower, window shutters and extensive towel / linen cupboards
- Shower room / WC
- Linen cupboard
- Two attic bedrooms with vaulted ceilings and exposed timbers
- Two loft cupboards / storage



Outbuildings, Garden & Grounds

- Former coach house with planning consent for residential conversion (ref: PA17/05914) to form 3-bedroomed detached dwelling
- Alternatively, the coach house provides ample general storage on two storeys, potential for gym, home office, art studio etc.
- Long driveway approach from Bissom Road / Love Lane
- Forecourt to rear with access from Church Hill
- Parking for several cars
- Lawned garden interspersed with a variety of mature trees including copper beech and rhododendron
- Front and side gravelled terraces with extensive lavender and traditional stone walling
- Small walled kitchen garden
- In all, around 1.25 acres

Directions

Travelling through Penryn along Church Road in the Falmouth direction, turn left into Church Hill following signs to Flushing and Mylor Yacht Harbour. Continue up the hill passing St Gluvias Church on the right before bearing around to the right where the road becomes Bissom Road. Turn right into Love Lane and immediately on the right you'll see the top of the gravelled entrance drive to Lime Tree House.

What 3 Words: ///revealing.gravitate.massaged

Services, tenure and general information

Mains electricity, gas, water and drainage. Gas central heating. Superfast broadband is available in the postcode. Grade 2 Listed. Council Tax: Band F. Planning permission for coach house in perpetuity. Complete renovation and modernisation between 2019 and 2021 including rewiring, replumbing, new kitchen, new bathrooms, new rooflights and restoration of coach house. All completed with Listed Buildings Consent.

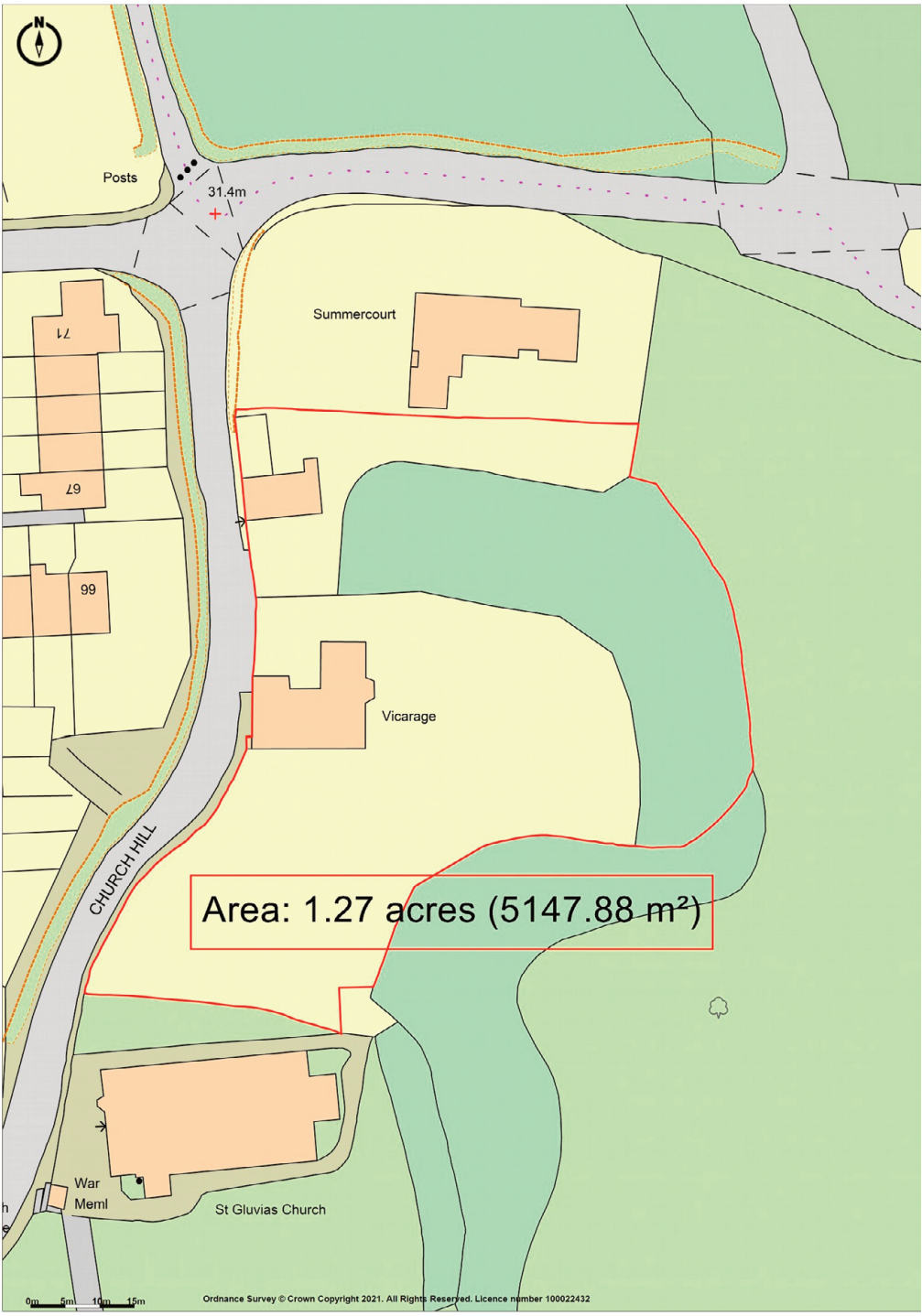
Fixture and fittings

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.









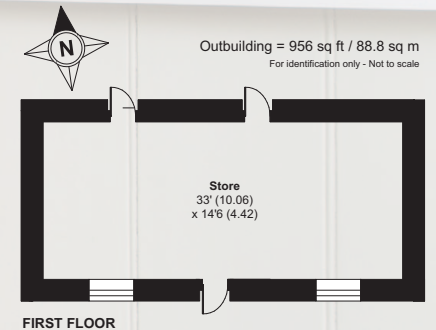
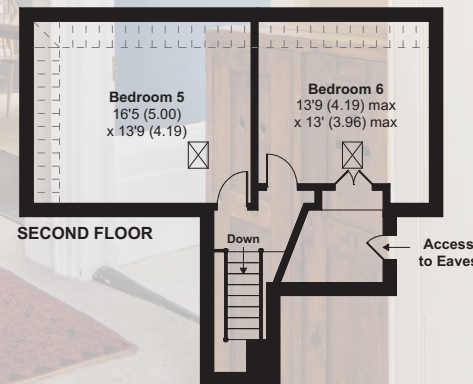
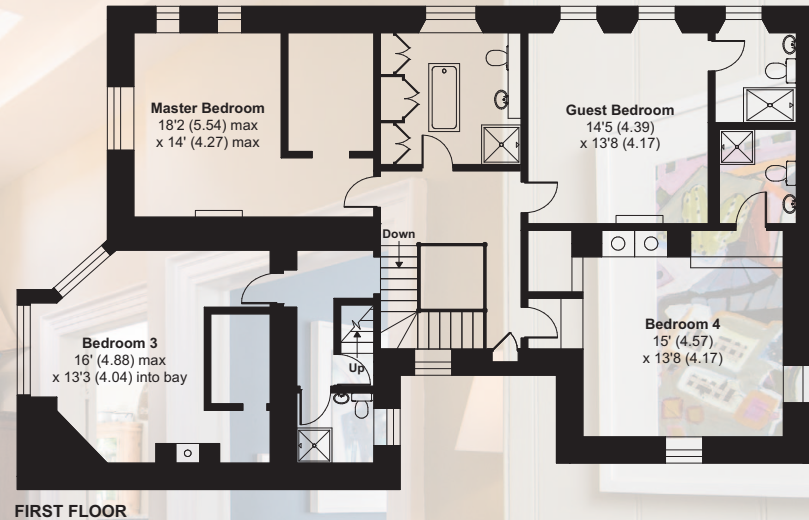
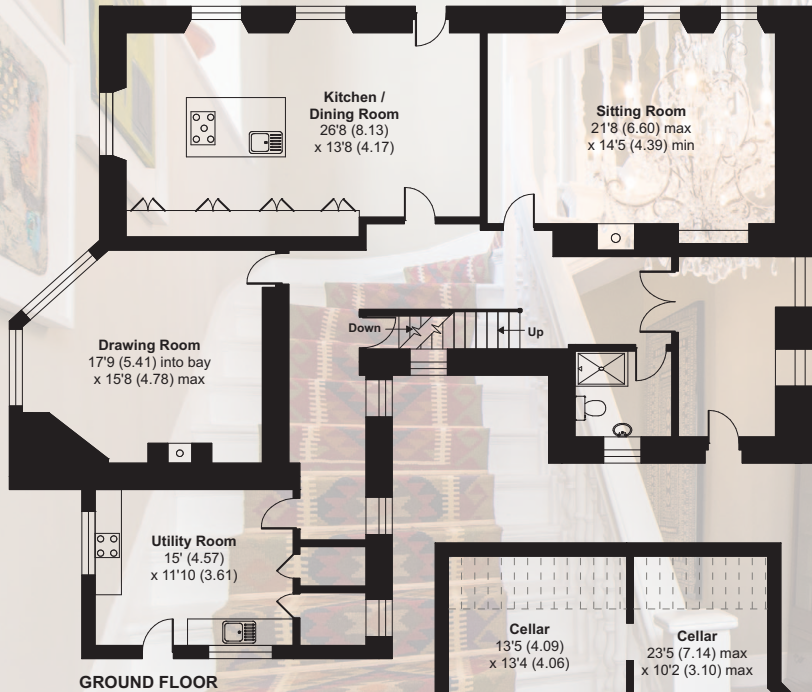


Denotes restricted
head height

Lime Tree House, Church Hill, Penryn, TR10 8AJ

Main House = 3870 sq ft / 359.5 sq m (excludes cellar)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © 2021. Produced for Shore Partnership Limited. REF: 752670

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