

ARDEVORA MILL



H Tiddy



ARDEVORA MILL

PHILLEIGH, NR ST MAWES, CORNWALL, TR2 5LZ

Set in an idyllic, tranquil and peaceful location, on the upper reaches of the River Fal, this deceptively spacious and versatile 5 bedroom character residence, around 3757 square feet, has a right of way access to a small beach leading onto Ardevora Creek. The property has the added benefit of a connecting annexe, which is currently holiday let to provide a modest income.

ACCOMMODATION SUMMARY

Main House

Ground Floor: Reception Hall, Cloakroom, WC, Study / Office, Utility Room, Storage Room, Linen Room, Boot Room, 4 Bedrooms (2 En Suite), Family Bathroom.

First Floor: Sitting Room, Kitchen, Galleried Landing, Living Room, Office / Bedroom 5.

Connecting Annexe

Well equipped Kitchen / Living / Dining Room, Hallway, Shower / Wet Room, Bedroom. Private Walled Garden.

Outside:

Private Gardens, 2 Courtyards, Dog Kennel & Run, Ample Parking, Pedestrian right of way access to Ardevora Creek.

LOCATION SUMMARY

(Distances and times are approximate)

Pendower Beach: 2.6 miles. The Roseland Inn and Church, Philleigh: 1.5 miles. St Just in Roseland Boatyard: 5.8 miles.

St Mawes: 7 miles with Falmouth 20 minutes by passenger ferry. Portscatho: 4.7 miles. King Harry Ferry: 3.4 miles. Truro: 12 miles or 8 miles (by car ferry).

Cornwall Airport Newquay: 23 miles with daily flights to London and regular flights other Regional UK airports and European destinations.

St Austell: 14 miles with London Paddington 4 hours by train. Plymouth: 56 miles. Exeter: 91 miles.

Viewing only by appointment with H Tiddy



ESTATE AGENTS AND PROPERTY CONSULTANTS

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Situation and Amenities

Ardevora Mill is situated on The Roseland Peninsula in an Area of Outstanding Natural Beauty and is about 1.5 miles from Pilleigh, renowned for its historic church and 16th century Roseland Inn. It is one of the prettiest country villages of the Roseland, which is adjacent to the estuary of the River Fal and stretches to Gerrans Bay in the East. The nearby villages of Gerrans and Portscatho provide day-to-day shopping facilities and primary schooling and excellent secondary education is available in Tregony a few miles away.

Just 3.4 miles away is the King Harry Ferry, which links to Truro, Falmouth and the rest of mid to West Cornwall. For the sailing enthusiast, St Just in Roseland has a boatyard and sailing clubs are found at Falmouth, Mylor Harbour and St Mawes. The mile long white sands of Pendower Beach are only 2.6 miles away. St Just in Roseland itself is renowned for its historic creek side church, where subtropical plants grow beside native trees and flora.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery.

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth and Porthleven).

Summary and Brief History

Ardevora Mill is located at the end of a three-quarter mile long, unmade private lane. This unique home has just three neighbouring properties, all enjoying privacy from each other without the feeling of complete isolation. Only by viewing internally can one fully capture the atmosphere and character and appreciate the overall quietness of Ardevora, which is still within such easy commuting distance of Truro, Falmouth and St Austell.

The Mill was converted around 2007 and over the years it





has been painstakingly equipped to a very high standard and exceptional specification. Oozing character yet incorporating the modern with the traditional - high vaulted ceilings, oak ledge and brace doors, granite and red brick quoins, under-floor heating, stylish bathrooms and kitchens, and double-glazing. Wonderful views over the surrounding countryside and the creek can be enjoyed from many rooms.

Notwithstanding the magical location and the depth of character and stylish accommodation on offer, a major attribute is a private right of way along the border of a neighbours' field, which gives access on to a small beach and the shores of the creek. Our clients and their guests have spent many enjoyable times kayaking, boating, bird and wildlife watching or simply relaxing and enjoying the views as well as soaking up the peace and tranquillity the location offers which has to be experienced first hand to fully appreciate.

Ardevora Mill (3757 sq ft / 349 sq m)

From the entrance courtyard, a large French oak stable door opens to an impressive entrance hall. Character features include red brick pillar, granite quoin to a double glazed window with wood lintel and slate sill, and open beams. Doors lead to a study and an inner hallway and bedroom wing. By the side of the stairs is a cloak hanging area and separate w/c. An oak turning staircase rises to a first floor galleried landing, which has a solid oak floor, and gives access to all the main reception rooms.

The impressive 28'2 x 17'10 Living Room has a high vaulted ceiling, exposed beams and solid oak floor. Features also include exposed granite walls and quoins, and a Scan wood burning stove with curved air wash glass, guillotine door and Nordic soapstone ledge. Two dual aspect double glazed French doors lead to Juliet balconies, offering beautiful countryside and creek views as well as allowing the peace and tranquility of the outside within.

The 21'5 x 18'2 Kitchen is a light and airy room, full of character, again with a solid oak floor, high vaulted beamed ceiling, plus 4 double glazed, triple aspect windows with granite quoins and slate sills overlooking the gardens and surrounding countryside. Double glazed French doors lead to a south facing sun terrace/patio. An array of



painted solid oak fronted larders, drawers and cupboards are accompanied by a Corian U-shaped worktop surface and contemporary tiled walls. A 'Stoves' range cooker proudly sits in a mock inglenook fireplace. At one end of the kitchen is a one and a half bowl sink unit with a drainer carved into the worktop whilst at the other end is a smaller Butler style sink. A range of Siemens appliances include a dishwasher, American upright fridge/freezer, microwave and plate-warming drawer.

The Sitting Room is located off the Galleried Landing and offers versatility as a separate Dining Room or secondary Sitting/Media Room. A connecting door leads to a 5th Bedroom/ Office.

From the Reception Hall, a spacious 17'6 x 10'4 Study/ Office has a stable door to the south facing gardens as well as provides access to a 17ft Utility Room, fitted in the same quality as the main kitchen with Corian worktops and a Quooker tap. A further door leads to a Rear Hall, which has connecting doors to Ardevora Vean as well as a useful Linen Room plus a Store Room, which flows in to a Boot Room, which has an entrance door in to the courtyard.

From the Reception Hall, a doorway leads to an Inner Hall and bedroom wing located below the Main Drawing Room and Kitchen. This area comprises a 17'10 x 14'9 Master Bedroom with En Suite Bathroom featuring a freestanding rolltop bath with claw feet and separate wet/shower area plus two further double Bedrooms served by a Family Bathroom.

Ardevora Vean (549 sq ft / 51 sq m) Holiday Letting Tariff circa £120 per night (Sleeps 2)

Taking a couple of steps down into a private walled and pleasant courtyard garden you enter via a stable entrance door into a spacious hallway, from which doors lead into all rooms. A locked internal door connects to the Main House. The open plan living room has a high vaulted ceiling, a dining area and a well equipped oak effect fitted kitchen with Siemens appliances including ceramic electric hob, oven, extractor hood, concealed dishwasher and fridge and freezer. The king size bedroom has views over the countryside and the wet/shower room also has a WC and wash hand basin, with a non-slip tiled floor.





The Gardens and Grounds

A gravelled driveway leads to a main courtyard. The gardens are south facing and are mainly laid to lawn with walled and hedged borders. Off the Study/Office and Rear Hall is a walled courtyard that leads on to the rear garden, with courtesy lighting. Leading off the Kitchen is a large patio area, ideal for alfresco dining. A large courtyard area to the front of the property provides a large parking area for several cars and boats and houses the dog kennel and run.

Creek Access

The owners and their successors in title have a right and liberty to pass on foot down the side of the neighbour's field gaining access to a small beach on Ardevora Creek.

General Information

Services: Mains electricity, private drainage and private water. Oil fired central heating. Under-floor heating to the ground floor. Zoned heating controls to most rooms. Ample telephone and television points throughout, Superfast Broadband enabled.

Energy performance certificate ratings:

Main House C (72)
Ardevora Vean D (67).

Council Tax: G

Tenure: FREEHOLD.

Land Registry Title Number: CL364840

Viewing: Strictly by appointment with H Tiddy.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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