



Chyverton Estate

Truro, Cornwall

Carter Jonas

**Chyverton Estate,
Zelah,
Truro,
Cornwall,
TR4 9HD**

**A completely private woodland estate,
with an attractive Grade II* listed
manor house set within expansive
parkland gardens, with a renowned
equestrian cross-country course.**

One of the most renowned Cornish estates dating back to the illustrious mining history of the county. Available for sale for the first time in 99 years and for only the second time in the entire history of the Estate, positioned a few miles from the cathedral city of Truro and close to the north coast of Cornwall.

Consisting of a swath of mature native woodlands and plantations with exceptionally high amenity and wildlife value dissected by a myriad of private tracks and pathways, the Estate includes a pretty 11,000 sq ft manor house, two lodge houses, stable block and a walled garden, along with undulating pasture and the Chyverton Park cross-country equestrian course.

In all extending to approximately 233.36 acres (94.44 hectares).

For sale by private treaty as a whole or in up to two lots.

Carter Jonas





Property

The Chyverton Estate is offered as a whole or in two lots as follows:

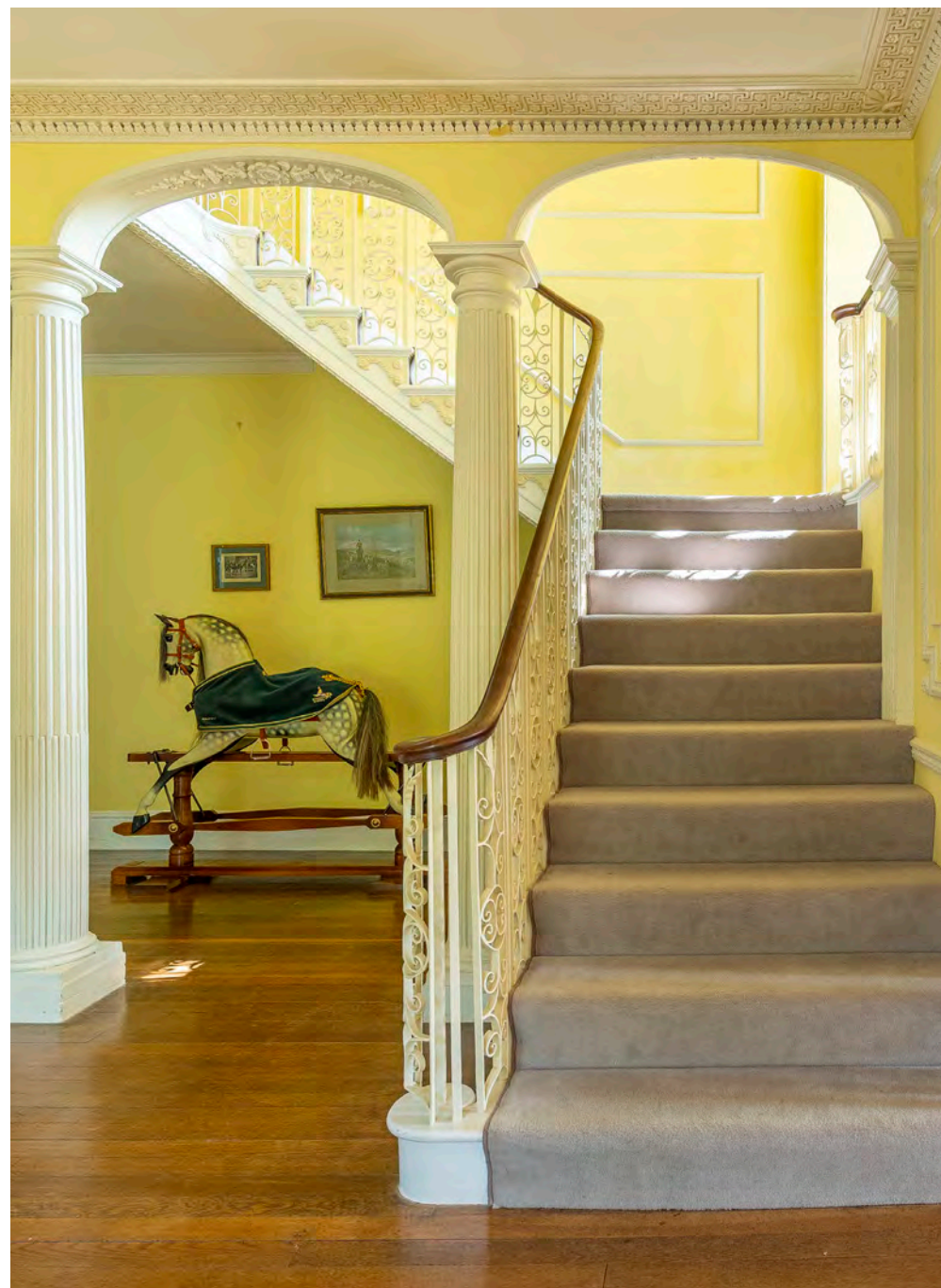
Lot 1: Chyverton House, parkland and gardens together with a substantial stable block, two lodge houses, former walled garden, cross country equestrian course, pasture land and mature woodland. In all approximately 160.72 acres (65.04 hectares).

Lot 2: Approximately 72.64 acres (29.40 hectares) of mature woodland and level pasture land and the remains of a redundant cottage.

Location

Located in central Cornwall, the Chyverton Estate is located within striking distance of the city of Truro. As the administrative heart of Cornwall, Truro provides a wide range of professional services, employment, retail and leisure opportunities, alongside cultural activities driven by Truro Cathedral and the recently refurbished Hall for Cornwall. Truro provides a wide range of private and state schooling for all ages and is home to the Royal Cornwall Hospital at Treliske.

Being located centrally within Cornwall, the Estate has excellent access to both north and south coasts, in particular the north coast being within 4 miles, a 10 minute drive via iconic twisting country roads bordered by Cornish hedgebanks, allowing buyers to enjoy the vast range of outdoor and watersports activities Cornwall has to offer, from sailing through to surfing.



Amenities

Mainline train services run from Truro direct to Plymouth, Exeter and London, including a sleeper train. National and international flights run from Newquay International Airport, approximately 15 miles away, and the proximity to the A30 allows easy and quick access up and down the county to many other towns, villages and the myriad of destinations that Cornwall has to offer.

The A30 is currently undergoing a widening scheme to provide a dual carriageway. Once complete, due in winter 2023/4, the Estate will have unimpeded dual carriageway access to and from the rest of the UK. The nearby villages of Zelah, Goonhavern and Shortlanesend have a good range of local shops, post offices, public houses and local amenities.

Sporting

The variety of woodland habitats coupled with open, undulating pasture areas would lend itself to use as a small scale, family shoot, the current owners having enjoyed such activities for many years.



Chyverton House

Chyverton House is an incredibly elegant manor house, built with the classic proportions and timeless appeal of the Georgian era. Originally constructed in 1730, with the two wings being added in 1770, of particular note is its elevated and imposing position overlooking the parkland gardens and surrounding woodland.

The red brick front façade, unusual for a manor house of this stature and status within Cornwall, ensures the house provides a homely and welcoming appeal. This small, but important, design feature continues throughout the house and combines to ensure it retains a warm, comfortable feeling that has given great enjoyment to many generations of families that have made the house their home, now assisted by a useful recent addition – a biomass boiler that runs from timber solely sourced from the wider estate.

Extending to approximately 11,189 sq ft of internal accommodation, the house was largely remodelled in the mid 1800's and has been sensitively and gently enhanced over recent years. The main entrance, located at the rear of the property, leads into a centrally positioned entrance hallway which provides access to all areas of the house. The drawing room includes a surviving 18th century iron fireplace (much admired by Sir John Betjeman when he visited) as well as large french doors opening out to the front of the house on to a sunny alfresco dining area with paths that lead down to the swimming pool complex, positioned below the house by the ponds.

Requisitioned during World War II by the American forces, the house features large sash windows flood light into all rooms. The kitchen is currently located through a door from the dining room and also has access to the rear staircase, and leads through to the right-hand wing consisting of a large, single family room, formally used as a billiards room, with impressive fireplace and surround.

The left-hand wing has been sensitively refurbished to provide a self-contained 2-bedroom, 2-storey annex including a wonderful wood panelled library using early 18th century oak panelling that originated from Harlyn House, near Padstow.

Neo-classical plasterwork on the walls and ceilings are present throughout the house, especially around the open-well staircase with cast iron balustrade. This detail extends throughout the landing as it accesses all six principal bedrooms and bathroom, one currently being used as a secondary living room for the annex.

A hallway leads to the right-hand wing which provides two additional bedrooms and a bathroom.

The extensive lower ground floor, that runs under the entire central section of the house, has independent external access and window wells ensuring the area benefits from extensive natural light. This area, along with six unused attic rooms on the second floor, would allow the accommodation to be vastly enhanced without any alterations to the external elevations.





Parkland Gardens

One of the most attractive attributes of Chyverton House is its position, situated within a large parkland setting, encircled by towering flowering shrubs and trees such as Camellia, Rhododendron and Magnolia, along with mature woodland trees such as Oak and Beech, all of which protect the house and provide seclusion and privacy, a haven away from the bustle of daily life.

Originally created during the late 18th century and early 19th century by John Thomas, who planted 94 acres of the grounds with native trees in the manner of the time, the garden has evolved and developed over the following 200 years, being sensitively added to and enhanced by successive generations and owners, developing into the woodland garden that is seen today, the magnificent setting of the Georgian landscape allowing them to be fully appreciated. The Rhododendron planting commenced in 1890, with significant additional plantings of flowering shrubs and trees in the 1930s by the current owners' ancestors, ably assisted by the then owners of the local Trewithen and Caerhays Estates. Managed in tune with nature, its natural and unmanicured setting have protected it against the need for extensive pathway networks, fencing and artificial features, having never been open to the public commercially, only by appointment over the years, ensuring it has retained a sense of mystery.

Visitors using the front driveway arrive by passing over the classically beautiful Grade II* listed Georgian bridge which crosses the pond and opens up the iconic vista of the house across the lawns. The pond and network of streams and sluices, first constructed in the late 1700's provide a wonderful opportunity to fully restore and re-create a stunning sub-tropical water garden, making the most of the gentle climate found in the far south-west of the UK.

Merton Lodge

Merton Lodge is located adjacent to the front entrance gateway to the Estate and has recently undergone significant repairs and renovation to a high standard. Located on one level, it consists of an entrance hall, living room, kitchen, rear hallway, 2 bedrooms and a bathroom.

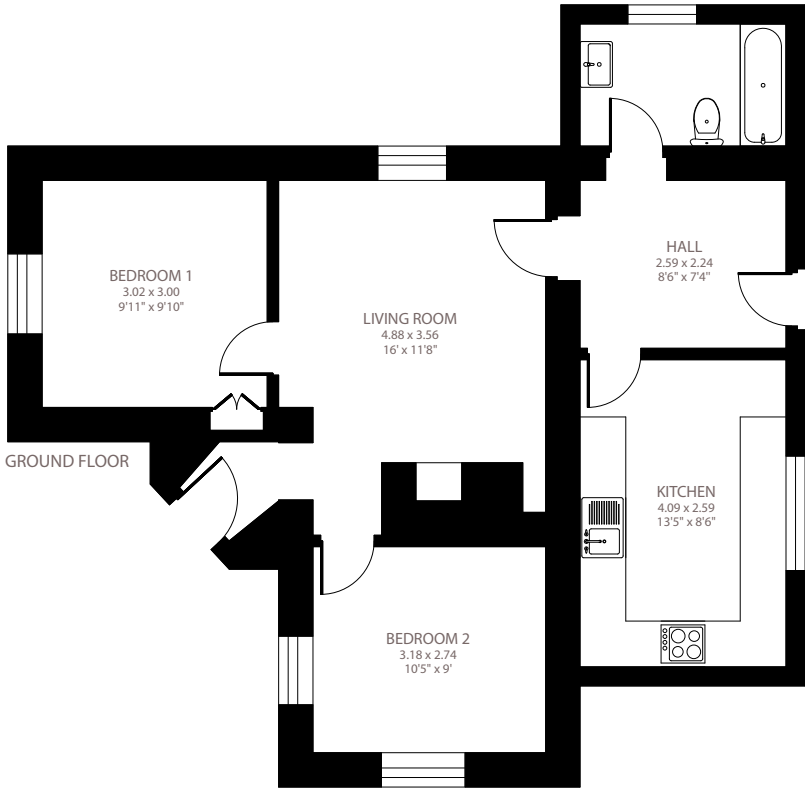


FLOOR PLAN

Approximate area:

Merton Lodge
690 sq ft / 64.1 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Garden Lodge

Located adjacent to the rear entrance to the Estate, Garden Lodge is set in a beautifully secluded position at the rear of the estate, accessed by minor country roads and surrounded by woodland. Consisting of accommodation over two floors with a dining room, living room, kitchen, bathroom and one bedroom on

the ground floor and two further bedrooms on the first floor. Outside a driveway and private gardens extend into the surrounding woodland, the rear driveway to the estate not currently being in day-to-day use.



FLOOR PLAN

Approximate area:

Garden Lodge
932 sq ft / 86 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





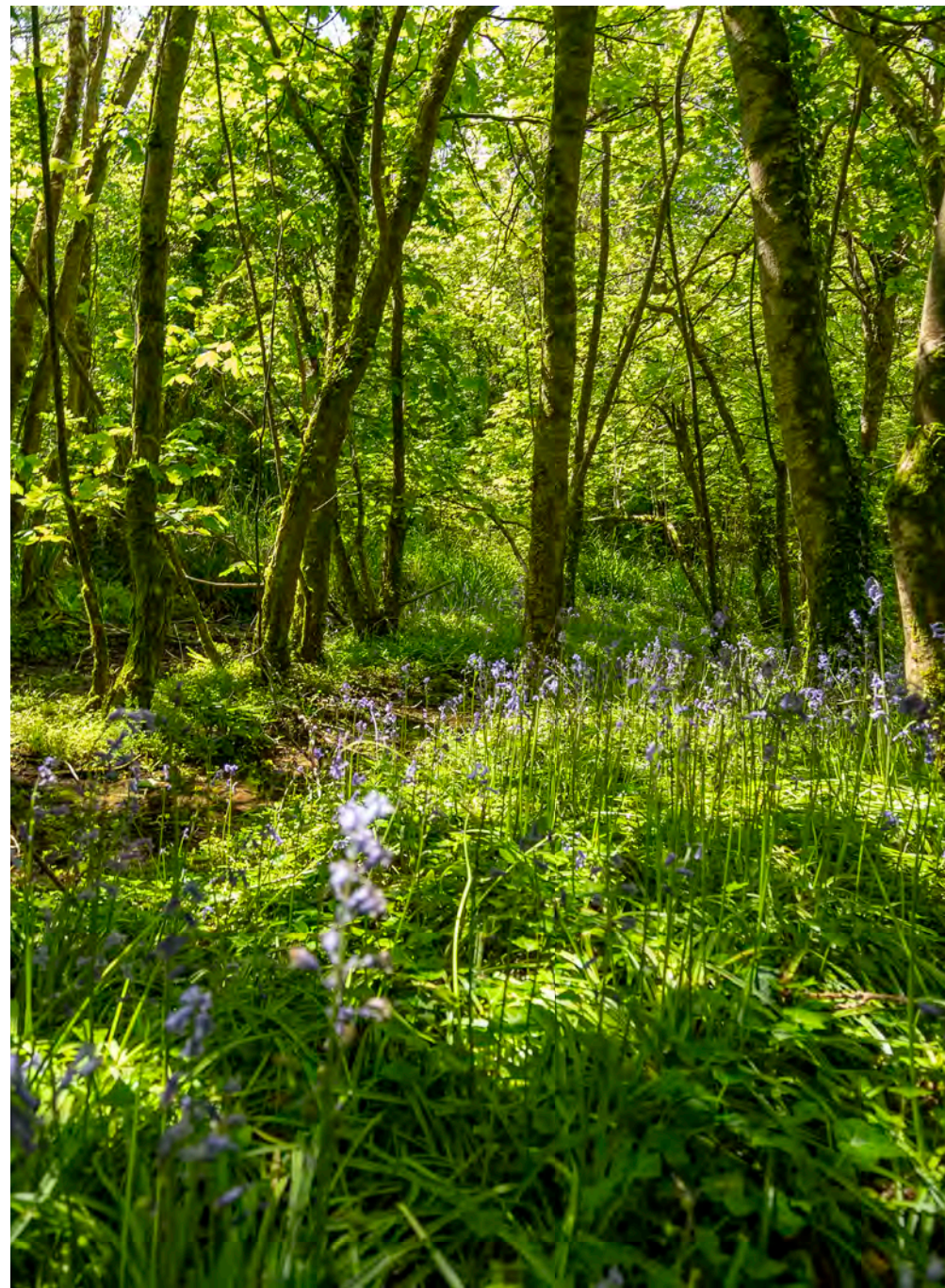
Stables

Located by the rear entrance to the House, the stable block is constructed of traditional granite material and house six individual stables, a large open barn which could be used to provide additional stabling or ancillary uses. In addition, a large first floor open room with a separate external entrance is able to be used for all manner of purposes, such as a games room or storage. Subject to obtaining the relevant consents, the stables could be converted to residential or commercial uses. A range of additional buildings and sheds of differing specifications and in varying degrees of condition are located to the north of the house, with their own track access.

Walled Garden

Located close to Garden Lodge the walled garden extends to approximately 1 acre in size. Encircled by high walls and including outbuildings and features associated with productive vegetable gardens, the garden is overgrown, has not been in functional use for some time and would lend itself to renovation, enhancement and redevelopment into whatever uses might be most appropriate.





Land

The land extends to a total of 230.29 acres (93.44 hectares), of which approximately 153.67 acres (62.19 hectares) consists of a variety of woodland including formal planting, forestry plantations, native woodland and parkland woodland, intersected by tracks and paths, with various roadside access points and no public access.

In amongst the woodland are three distinct areas of pastureland, totalling approximately 72.69 acres (29.42 hectares), some of which currently consists of the cross-country equestrian course, including a very pretty valley setting encircled by mature woodland, accessed from the parkland area surrounding the house.

A telecommunications mast is located on the southern boundary of the Estate.

Cross-Country Equestrian Course

The equestrian course forms part of the highly successful Chyverton Park equestrian centre. Consisting of a variety of jumps and obstacles, including water jump and tracks through mature beech woodland, for the past 20 years it has been one of the most prominent, well-regarded and popular courses in the region, due to its variety, picturesque location and central location. Owners can use the course for their own personal enjoyment, continue to use the course for competition purposes (noting the remainder of Chyverton Park is not within the property being offered for sale) or convert it back into farmland and amenity land.





Method of sale

The property is offered for sale by private treaty.

Tenure & posession

Freehold. Vacant possession on completion with the exception of:

- Garden Lodge – Residential Assured Shorthold Tenancy.
- Walled Garden – Short term commercial lease to occupier of Garden Lodge.
- Lot 1 Pasture land - annual grazing licence.
- Lot 2 pasture land - annual contract farming agreement.
- Telecommunications Mast – Long term lease to Cornerstone Telecommunications Infrastructure Limited.
- Lot 2 (part): A area of Lot 2 amounting to approximately 7 acres is on a long lease to Cornwall Wildlife Trust and is managed as part of their Chyverton Reserve.

Further details of the tenancies can be provided by the agent.

Environmental Schemes

No environmental schemes are present over the property.

There had been previous discussions to carry out a landscape scale enhancement of the majority of the Estate as part of the ongoing A30 improvement works. This did not proceed but documents detailing the proposal are available from the agent on request.

Listing status

Chyverton House and the Georgian Bridge are Grade II* listed. Merton Lodge and the entrance gateway, plus the Stables are Grade II listed.

The majority of Lot 1, with the exception of part of the equestrian course, is a Grade II Registered Park & Garden.

Designations

Part of Lot 2, let to Cornwall Wildlife Trust, is a Site of Special Scientific Interest (SSSI).

An area of Lot 2 surrounding the SSSI is a County Wildlife Site.

Services

See table.

Wayleaves easements & rights of way

No rights of way cross Lot 1. A footpath passes over the far edge of Lot 2.

An easement will be reserved over land forming part of the cross country equestrian course for the vendors to connect into the main water supply present in this location.

Electricity and telephone lines run over the property.

Services Table

| Service | Chyverton House | Merton Lodge | Garden Lodge |
|-------------|---|---|---|
| Water | Private – well UV filtered and tested. | Mains | Private – well UV filtered and tested. |
| | Mains water supply/ connection on estate land | | Mains water supply/ connection on estate land |
| Electricity | Mains | Mains | Mains |
| Drainage | Private – double chamber septic tank | Private – septic tank | Private – septic tank |
| Heating | Biomass & Oil | Gas - LPG | Gas - LPG |
| Telephone | Connected, Broadband | Not connected, BT pole adjacent to property | Connected, Broadband |



The property is sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

Health & safety

Potential purchasers are requested to take particular care when inspecting the property. Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven, steep and slippery ground surfaces.

Sporting Timber & Mineral Rights

Included, insofar as they are able to be.

EPC rating(s)

Chyverton House – Band F.
Merton Lodge – Band D.
Garden Lodge – Band G.

Local authorities

Cornwall Council.
cornwall.gov.uk

Viewings

Strictly by appointment via the agents.

Directions

Directions may differ during the completion of the A30 improvement works.

When the improvement works are complete, access to the Estate will be taken from the road leading into and out of the village of Zelah, connecting to the new relief road that will run alongside the A30. An underpass close to the Estate will allow easy access to Truro via Shortlanesend.

Directions for viewings will be provided by the agent as appropriate.



invoices.coasting.reframe



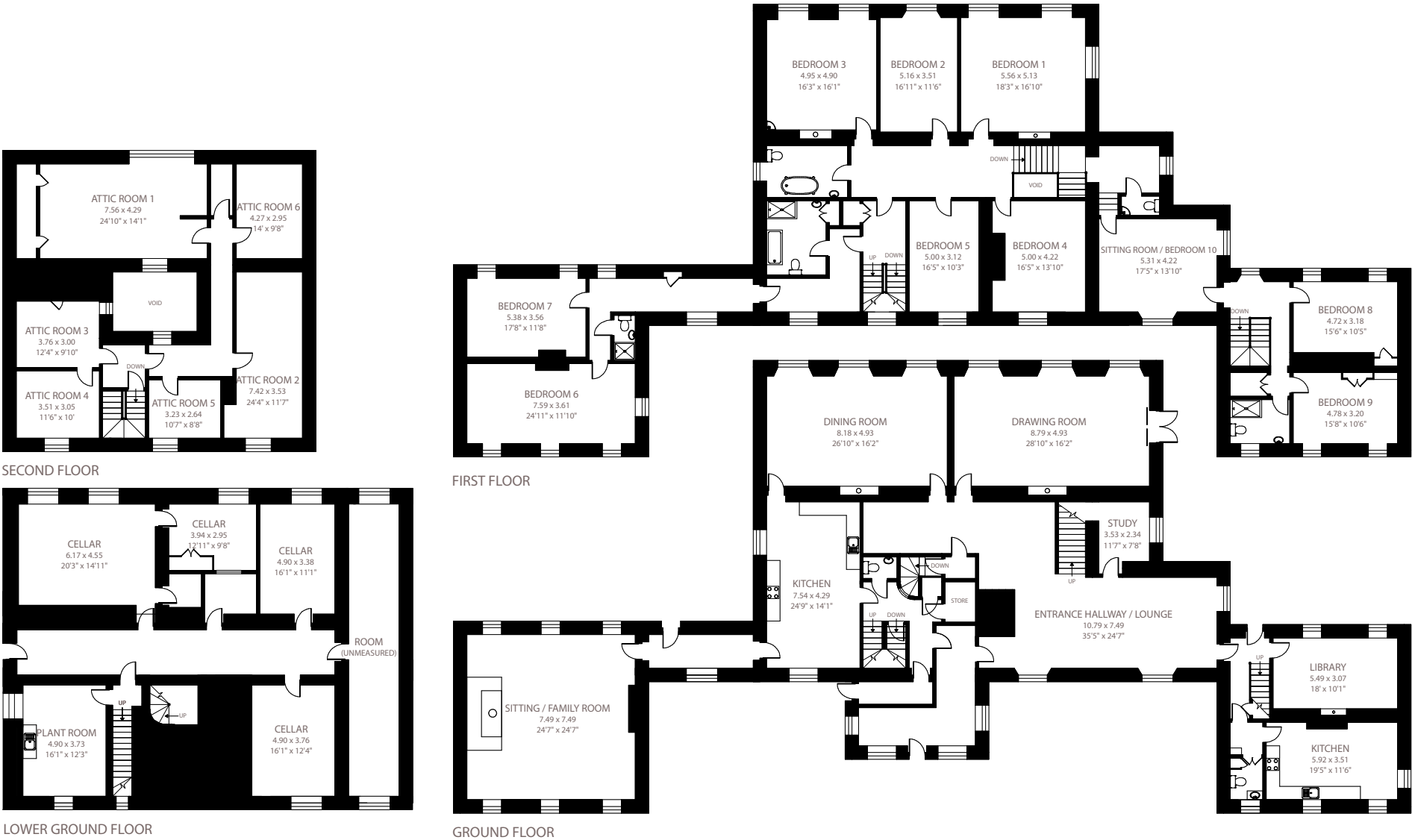
Floor plan

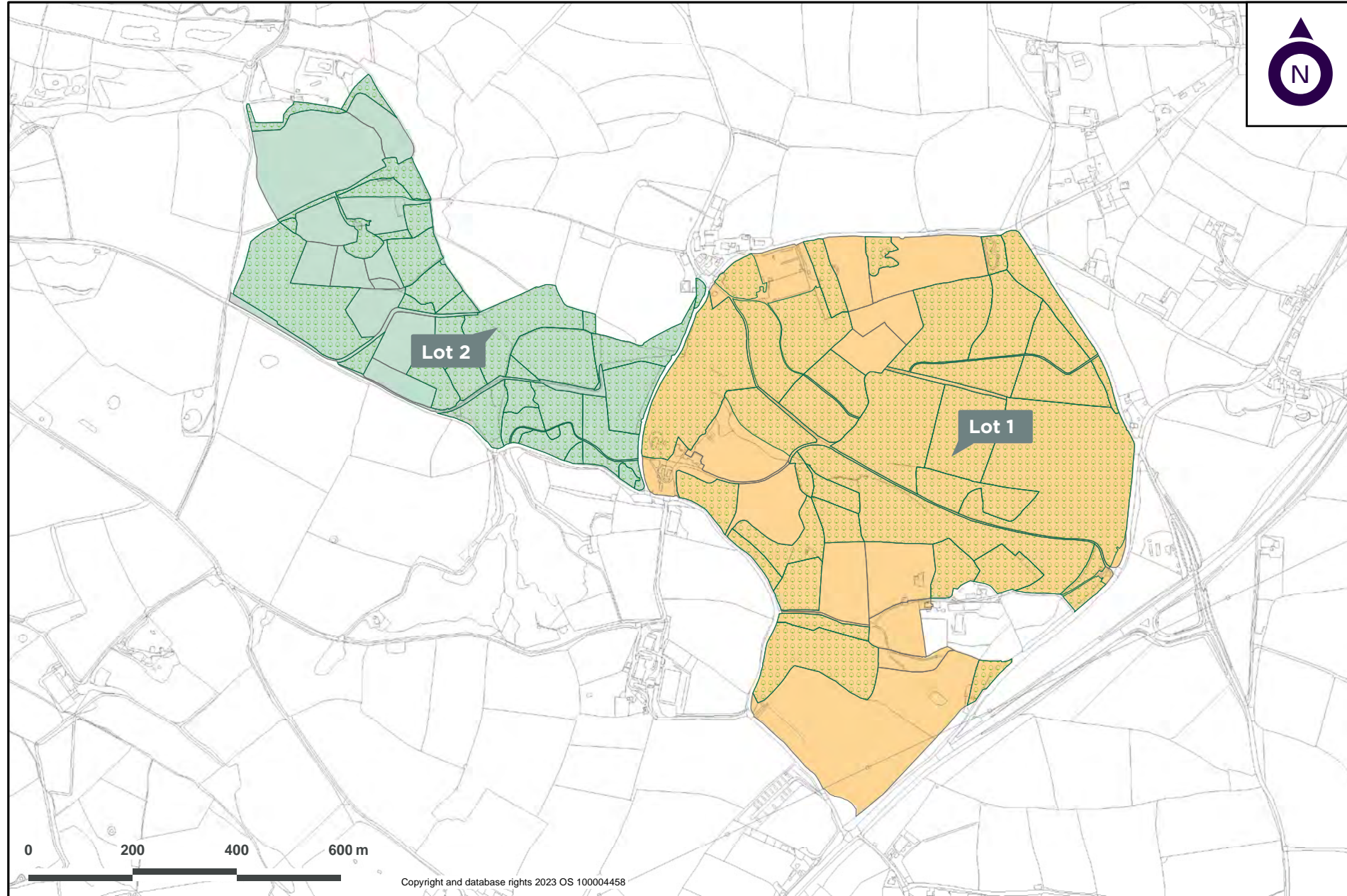
Chyverton House,
Zelah, Truro, TR4 9HD

Approximate gross internal area:

11,189 sq ft (1,039.4 sqm)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Land plan

- Lot 1 (160.72 acres / 65.04 hectares)
- Lot 2 (72.64 acres / 29.40 hectares)



Truro

01872 487620 | truro@carterjonas.co.uk

07393 269425 | chris.anderson@carterjonas.co.uk

Peat House, Newham Road, Truro, Cornwall, TR1 2DP

Taunton

01823 428590 | taunton@carterjonas.co.uk

07717 727274 | david.hebditch@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

18 Davies Street, Mayfair W1K 3DS

carterjonas.co.uk

Offices throughout the UK

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE