



Little Beside House, Little Beside, St Day, Cornwall







A **grand and elegant**, Grade II Listed, family home that offers the most wonderful blend of rural and village way of life with space, privacy and the ability to work from home.

Equidistant to both the north and south coasts and equally close to Truro. It is rare to find a property of such Georgian quality throughout the county and is set within glorious park-like gardens and grounds of approximately 5 acres.

Summary of accommodation

Five reception rooms | Five bedrooms | Two bathrooms with showers | Two further shower rooms | Orangery | Vinery | Single garage
Further outbuildings

Option to create a self-contained one bedroom annexe

Courtyard | Walled garden | Formal lawns | Woodland | Heathland

Approximate Gross Internal Area: House and outbuildings – 4,378 sq ft (406.7 sq m)

In all about 5 acres (2.02 Ha)

Distances

Truro 6 ½ miles, St Agnes 7 ½ miles, Porth Navas and The Helford River 12 miles, Cornwall Airport (Newquay) 20 miles, Exeter Airport 99 miles
(All distances are approximate)



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The property

Little Beside House is an elegant, stuccoed, Grade II listed, Georgian country house. It dates from the early 19th century and is believed to have been extended in the mid-19th century. Although it is said to have been a mine captain's house, it is likely to have been built for a mine owner at a time when Cornwall was very wealthy. The Grade II listing highlights the impressive open hallway with turning stairs, plasterwork cornice and rose alongside the original Georgian windows to the rear of the property. Little Beside House is set within about five acres of glorious mature gardens and grounds that provide a high degree of peace, tranquillity and privacy. Significantly the property is equidistant between both the north and south coasts of Cornwall by about 8 miles. It is also only about 7 miles from Truro.

The property retains many period features. Of note is the magnificent double-height reception hall with an elegant turning staircase rising up to a galleried landing above. The drawing room is dual aspect with sash windows to the front and a glazed door at the rear leading into the south-facing central courtyard garden.





There is a wood-burner set in within the fireplace. To the opposite side of the hall is the dining room with a study beyond. Behind the hall is the family kitchen that forms the focal point to the house. The kitchen includes an electric Everhot range cooker, a central island with a Quooker tap and a separate walk-in pantry. Double doors lead into the Orangery that leads out to the central courtyard. Also off the kitchen is a utility room with a WC/cloakroom beyond. To the rear of the kitchen is a snug that also has double doors leading through to the Orangery. Through the snug is a further reception room that is ideal as either an office, library or playroom. Beside this is the secondary staircase up to the first floor with a wine cellar underneath.

A grand, sweeping Georgian staircase leads up from the central hallway to the first floor landing, off which are two bedrooms. The principal bedroom has its own bathroom with both a bath and a shower. To the rear of the landing is the third bedroom and a shower room. Beyond this is the fourth bedroom and rear landing. Off the rear landing is an external door leading directly out into the walled garden and also a rear corridor with the fifth bedroom, bathroom and secondary kitchen. With its own entrance off the garden this area is ideal as a self-contained one bedroom annexe.

Along the south side of the central courtyard are several useful outbuildings and a vinery. There is a detached, single garage at the front of the house.

The property is approached over a long tree-lined driveway through mature private woodland which that leads to a gravelled parking area at the front of the house. To the front of the house are extensive lawns beyond which are Cornish stone walled boundaries. The front gardens are laid to parkland and feature an extensive range of specimen and evergreen trees and shrubs including Rhododendrons, Camellias and an extensive collection of other shrubs. Close to the house is a magnificent Monkey Puzzle trees, reputed to be one of the largest in the county.

From several of the ground floor rooms of the house it is possible to access the sheltered south-facing central courtyard, which features a range of planted shrubs and a pergola. This has both a climbing rose and fruiting vines. To the rear of the house is an extensive walled garden with fruiting trees including apple, pear, cherry and medlar.



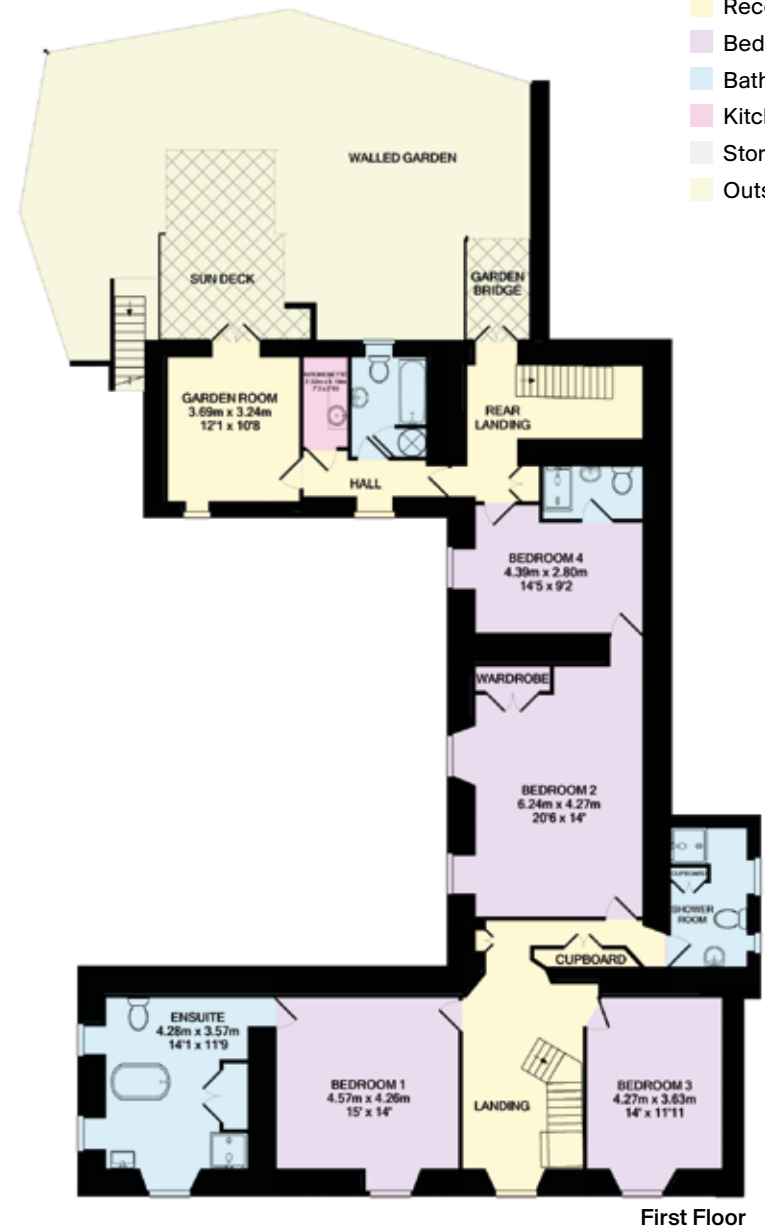
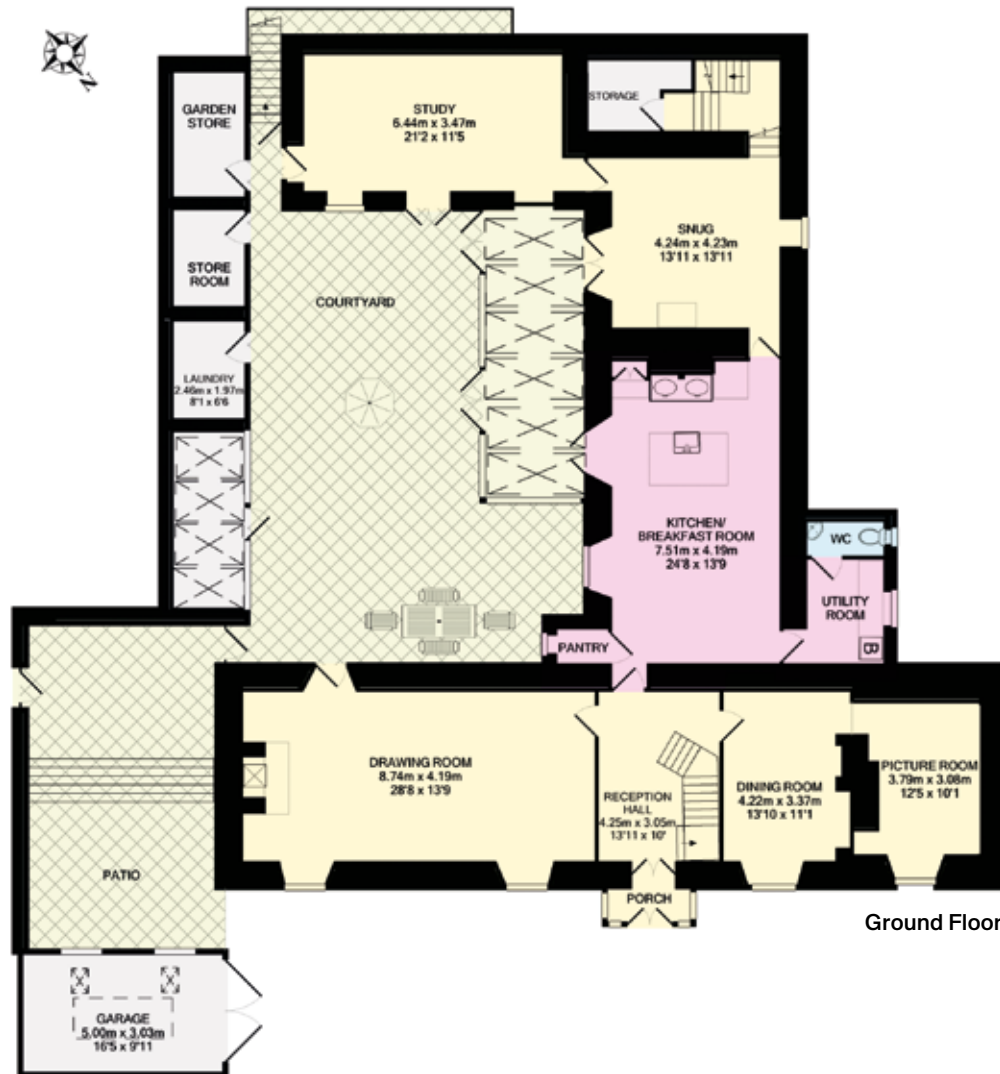


Approximate Gross Internal Floor Area

4,378 sq ft (406.7 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

First Floor



This garden also incorporates an extensive kitchen garden area, including a poly-tunnel and a greenhouse that includes fruiting apricot and white pear trees. The first floor of the house opens out to this garden area with a decked terrace.

Above the drive is a further area of informal woodland with extensive daffodil and bluebell planting. Beyond this is a further field. Historical research suggests this used to incorporate a very early grass tennis court under a previous ownership. This area also has a gated access on to the road.

West Cornwall

The hamlet of Little Beside is in close to the villages of St Day and Carharrack. In their heyday these were the centre of the richest tin and copper mining area in the world. This World Heritage Site also includes St Agnes, Chapel Porth and Porthtowan on the north coast of Cornwall. Today the villages have a range of local facilities including a primary school, pubs, butchers and local shops.

This central position in Cornwall makes it an incredibly convenient place to live, being within 8 miles of both the north and south coasts of Cornwall, the former with its sandy surfing beaches (with the nearest at Porthtowan only 6 minutes away) and the latter with the sheltered sailing and boating waters of the Fal Estuary.

There are several main-line railway stations nearby including both Redruth and Truro which are on the London Paddington-Penzance line and has a regular overnight 'sleeper' service. Road access is excellent with the A30 only about 2 miles away at Scorrier providing access to the rest of Cornwall and to the motorway network at Exeter.

Services

Mains water and electricity. Private drainage. Oil-fired central heating and part-underfloor heating.

EPC rating F



Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Cornwall Council, Truro, TR1 3AY
Tel: 0300 1234100





Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (TR16 5PX)

From the A30 at Scorrier, leave the dual carriageway and follow signs for St Day, Carharrack and Falmouth on the A393. In St day, turn left at the crossroads for Little Beside and Chacewater. The entrance to the property will be found on the right after about 300 yards.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs dated 2021.

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