

PORCH HOUSE

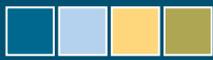
ST MICHAEL'S CHURCH, BALDHU, NR TRURO, CORNWALL



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ST MICHAEL'S CHURCH, BALDHU, NR. TRURO, CORNWALL TR3 6EG

One of a pair of imposing houses created from the remarkable conversion of St Michael's parish church.

Historical architectural detail; exciting contemporary design.

An extraordinary Grade II* Listed home, sympathetically created within the original meticulously-restored church, to provide stunning, contemporary accommodation, with excellent carefully-planned living space extending to about 3,600 sq.ft., on a variety of levels, with full-height ceilings and exhibiting amazing quality of original materials, craftsmanship and architectural detail, in a charming country setting close to Truro.

SUMMARY OF ACCOMMODATION

Porch, large reception hall with slate flagged flooring, cloakroom and boiler room, inner hall, open-plan kitchen, dining area and gallery. Amazing 20'4" x 16' sitting room with 20'3" full-height ceiling and gallery. Utility room, rear hall. Bedroom with en-suite shower room and stairs up to galleried playroom/study. Bedroom with staircase up to bath/shower room. From the entrance hall a staircase leads up to:-

The master bedroom suite, comprising:- Bedroom (25'1" x 16' max), dressing area/lounge (22'2" x 12'6" max., overall) and well appointed en-suite bath and shower room.

Outside: granite-chipped driveway providing ample parking. Original churchyard garden – a haven of peace and tranquillity with a wealth of mature trees and shrubs.

In all, about 0.6 of an acre.



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ARCHITECTURAL AND HISTORICAL NOTE

St Michael and All Angels was built in 1847 for the Reverend William Haslam on land provided by the Earl of Falmouth. Designed by the noted Ecclesiastical Gothic Revival architect William White, himself the son of a clergyman, the church was intended to house a congregation of 600 as the focal point for a new community around the proposed Baldhu Mine – the word Baldhu being Cornish for ‘Black Mine’. However, the mine did not prosper nor did the new community come into being and as a result the church found itself distanced from any congregation. Many years later this was to finally result in redundancy and a new use being sought for the building.

Incidentally St Michael’s has a small place in Cornish history in that it was at Baldhu Church that the Reverend Haslam was “converted in his own pulpit” following the religious revival led by Billy Bray – the local miner turned preacher. Billy Bray still has a worldwide following 150 years on.

Architecturally the building is a real gem with lime-pointed random granite walls forming the nave,

chancel and south aisle under two parallel roofs with a three stage tower and broach spire constructed of dressed limestone ashlar. Dressed limestone is also used for all columns, arches, doorways and windows – the latter being particularly elegant with reticulated stone tracery and latticed leaded glazing.

Parish Churches are truly in a class of their own when it comes to quality of design, materials and workmanship and their conversion to residential use is actually quite rare. The Church Commissioners have confirmed that only one other Parish Church has been converted to residential use in the whole of Cornwall. The opportunity to purchase such a quintessentially English/Cornish building is clearly a rare event.

DESCRIPTION

‘Porch House’ is, without question, one of the finest quality and most fastidiously planned conversions we have had the privilege to offer for sale. The sheer quality of the materials and workmanship used in the both the original construction and in the conversion is quite astonishing, and certain to be of

immense appeal to those in search of a highly individual family home.

The Grade II* Listed status of ‘Porch House’ underlines the architectural importance of this amazing building. The “star” designation indicates the building to be of particular significance and consequently English Heritage have taken a keen interest in the development of the design. Until our clients acquired the property in 2003 St Michael’s had been derelict for many years, but thankfully its myriad of period features and ecclesiastical detail had remained largely intact.

Porch House has been created by the sensitive restoration of the original fabric and careful modernisation and is now available for immediate occupation, as a welcoming and extremely imposing family home. The accommodation is arranged on various levels and is immensely spacious and impressive; rooms throughout are well proportioned with imposing high ceilings with a blend of contemporary finish and an equal measure of architectural detail from the original church. Purists will be delighted by the sensitive restoration of the original structure and the manner in which new accommodation has been introduced without

losing the sense of the original building.

Externally the building has also been the subject of comprehensive restoration including a new roof utilising the original Delabole slates on the outermost roof slopes, with new slates on the inner roof slopes along with a new rainwater system. Elevations are constructed in local random stone and lime mortar – reminiscent of the many Cornish mine engine houses that were being built around the same time. St Michael’s represents a fine example of William White’s early work.

The accommodation has been laid out to best utilise the space and volume of ceiling heights, all of which is wholeheartedly and unhesitatingly recommended for immediate viewing.

“The sale of ‘Porch House’ represents a ‘once in a lifetime’ opportunity to acquire a piece of Cornwall’s history, for just a fraction of the cost of building a house of this grandeur and workmanship today - which blends effortlessly with the distinctive contemporary accommodation.

Baldhu lies approximately 4 miles south-west of Truro City and is consequently well placed for



access to both Cornish coasts - just 10 miles apart at this point. An after dinner walk along the cliffs at St Agnes or early morning sailing on Restronguet creek are easy from Baldhu. There are five sailing clubs within seven miles. The immediate surroundings are surprisingly rural considering Baldhu's proximity to Truro. The only neighbouring properties are those that have historical links to the church and include the former rectory and further down the lane the former school, now used as a children's Day Nursery.

Truro City centre provides a fine and diverse range of shopping facilities and restaurants, with main line rail link to London Paddington. Approximately 8 miles to the south lies the town of Falmouth with its excellent maritime facilities.

SPECIFICATION

Heating – Fully zoned system utilising under-floor heating for ground floor areas and conventional radiators on upper floors. Ample room thermostats throughout to allow careful control assisted by thermostatic valves on all radiators. Oil-fired using an energy efficient condensing boiler. Radiators from Vogel Noot's Kontec and Viennaline ranges. Underground oil storage tank for discreet appearance. Wireless oil level monitor in boiler room.

A large wood-burning "Tortoise Firebox" fitted in the sitting room complete with chimney fan and log storage slot.

Hot water system – 'Porch House' utilises a pressurised cylinder supplied hot water system fully circulated using a timed pump to allow hot water to

be drawn with minimal delay at any point in the house. The cylinder is heated via the main boiler with a short 20 to 30 minute reheat time. The pressurised cylinder allows high flow rate showers.

Doors – Maple veneered doors are used throughout with stainless steel hinges and Allgood door furniture from the FSB range designed by Johannes Potente in 1953. The lever handle is a modern design classic and forms part of the permanent collection of the MoMA in New York.

Lighting – Intensely used areas such as main reception rooms and kitchen predominantly use energy efficient up-lighters from Knight Design. These provide a beautiful light but using a fraction of the wattage of previous designs. Additional illumination is provided by 12v down-lighters. This combination provides an excellent balance of efficiency and interest.



Bedrooms have Illuma halogen up-lighters and 12v down-lighters.

LED floor-mounted up-lighting have been fitted in the hall area to provide accent lighting for the stone columns & arches and to provide a background level of night time illumination in circulation areas.

External lighting is provided by Aurora 'up and down' fittings designed to pick out the texture of the stone walls after dark, provide ample light for visitors, while at the same time retaining the magical atmosphere of the setting. A traditional lantern illuminates the church porch. The driveway entrance is subtly lit with ground level LED lights.

TV – TV sockets are provided in the sitting room and principal bedrooms. Terrestrial and satellite reception is achieved via a system shared between 'Porch House' and 'Tower House'. The terrestrial aerial is mounted within the tower of Tower House, while satellite reception is achieved using a discretely mounted dish on the south-west corner of the tower. A shared system was adopted due to the historic nature of the building and its Grade II* Listing.

Security – A zoned alarm system with ample movements sensors and door contacts has been fitted.

Drainage – The St Michael's conversion employs separate septic tanks for each of the two dwellings. Both tanks are located on 'Porch House' land while both drain to a shared soak-away on Tower House land. The design of the system was governed by the fall of the land and the need to avoid disturbance of the surrounding churchyard. Covenants within the contract provide full information on location and maintenance access.

Conservation works at St Michaels – The vast open space of the original church has provided a thrilling opportunity for the architect to create dramatic and exciting living spaces, extending the life of the building into the future. Less immediately obvious to those viewing Porch House today has been the painstaking task of conserving the long-neglected original structure of the church.

Much effort has gone into carefully removing layers of unsuitable paints from stone columns and arches so that the limestone masonry can breathe again. The entire roof has been stripped and replaced under the watchful eyes of English Heritage and Carrick District Council and now includes full insulation to modern standards. Similar efforts have been taken to restore damaged timbers and defective stonework. The scale of the work is remarkable. The leaded glazing alone required 6 months of careful dismantling and reconstruction by local craftsmen.

THE ACCOMMODATION COMPRISES (all floor plans, dimensions are approximate)

From the parking area a tall Gothic arch opens into the original church entrance, providing a large:-

OPEN-FRONTED PORCH – Fitted bench seating to either side, quarry tiled floor, exposed stonework and full-height ceiling with exposed roof trusses and beams. Lantern. Substantial church door complete with beautiful ironwork and hinges to:-

ENTRANCE HALL – 14' max. x 12'10". An intriguing introduction to the incredibly spacious accommodation, with little difference to the first impression when entering many well presented modern houses with the exception of the fluted limestone column visible through the oak-framed side screen in the inner hall. Turning staircase with oak handrails and posts to the first floor. Slate flagged flooring with under floor heating. Inset down-lights. Doors to:-



CLOAKROOM – With tall stone mullioned leaded window to the front driveway. Slate flagged flooring, under floor heating. Door to:-

BOILER ROOM – Comprising:- oil-fired boiler providing domestic hot water and central heating. Megafluo pressurised hot water cylinder.

Continuation of slate flagged flooring, fluorescent strip lights, wall-mounted fuse boxes. Under floor heating controls. Telephone point.

SHOWER ROOM – Comprising:- Roca low flush wc, pedestal wash hand basin with mixer tap and Matki glass shower enclosure with Triton

shower attachment. Inset 12v down-lights, fully tiled walls, slate flagged floor.

From the entrance hall a door opens to:-

BEDROOM 3 – 21'3" x 12'7" max., including stairwells. Tall stone mullioned leaded window to front providing plenty of natural

light. Inset 12v down-lights, original limestone column and arches. Deep under stair storage cupboard, under floor heating control. Telephone point. Door to:-

SHOWER ROOM – Comprising:- low flush wc, pedestal wash hand basin with mixer tap. Glass door to fully tiled shower with Ideal Standard Trevi Therm mixer valve. Slate flagged floor, tiled walls, inset 12v down-lights.

A staircase leads up to:-

GALLERIED PLAYROOM/STUDY – 16'8" x 9'5" max. overall. Three Iliuma wall-mounted up-lights, radiator.

From the entrance hall an oak-framed glazed door and screen opens to:-

INNER HALL – As you enter the inner hall the volume and attention to detail in maximising the useful liveable space immediately becomes apparent with almost full-height ceiling lit by high-level (remote controlled) Velux roof lights allowing masses of natural light to flood into the mezzanine level dining area over which is the fitted kitchen. Door to large sub-floor storage void with fluorescent strip light. Door to Utility Room (see below). Door to Back Hall (see below). Slate flagged floor with inset LED up-lighters. A short staircase with oak handrail leads up to:-

OPEN-PLAN KITCHEN DINING AREA AND GALLERY – 28' x 22'9" max. overall. Comprising:-

DINING AREA 16'3" x 12'5". Mullioned leaded window to the rear, central staircase to sitting room (see below). Radiator. Steps on either side lead up to:-

FITTED KITCHEN – 19'10" x 7'10" plus wide recess. With lattice leaded mullioned window to the side and having in part full-height (24'2" ceiling) with exposed trusses and beams and electrically operated Velux (remote control) window. Fitted range of wall and base units by James Theobald with pale burr oak panels. Polished granite worktops with Franke stainless steel range sink with central mixer and drainer to side. Miele induction hob with Smeg fan-assisted glass and SS extractor fan and light over. Bosch fan-assisted double oven and grill. Numerous cupboards and drawers each with soft-close mechanisms. Built-in SS Smeg dishwasher. Maytag Admiral SS American fridge/freezer freezer with ice-maker and filtered chilled water dispenser. Polished granite worktops and cupboards to either side. Slate flagged floor, radiator. Telephone point.

GALLERIED READING AREA/STUDY – Overlooking the dining area and kitchen. Inset 12v down-lights, radiator. Oak and stainless steel balustrade. Telephone point.

A short flight of steps lead up from the dining area through one of the original arches to:-





SITTING ROOM – 20'4" x 16' max. overall. With 20'3" full height ceiling, exposed polished timber roof trusses and beams and high-level double glazed window providing natural light. Mullioned leaded lattice work windows to the side (west) and front (south). Wide inset "Tortoise Firebox" fireplace with local granite hearth and deep wood store to one side. Three up-lighters and a selection of 12v down-lights, radiators, door to landing (see below). Telephone and TV points. Staircase up to:-

THE SITTING ROOM GALLERY – Providing useful space and vistas. An idea spot for a sofa bed at Christmas or a tucked away study.

From the inner hall at ground floor level, a door opens to:-

UTILITY ROOM – 19'7" max. x 7'2". With deep recessed double glazed window to rear. Fitted roll-edged worktop with inset SS sink drainer unit. Slate flagged floor. Roll-edged worktop with

cupboards beneath and space and plumbing for washing machine and space for tumble dryer. Four ceiling lights, extractor fan, numerous power points. Telephone point.

A further door from the inner hall opens to:-

REAR HALL – 9'1" x 7'3". Arched door to rear, slate flagged floor. Storage cupboard. Inset down-lights and door to:-

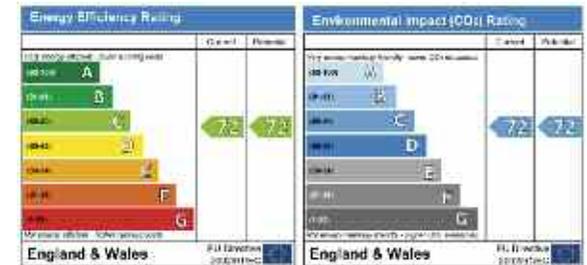
BEDROOM 2 – 17' 7" x 12'6" max. including staircase. Tall mullioned leaded window to the rear, inset down-light. Staircase up to:-

MEZZANINE BATH/SHOWER ROOM – Comprising Roca low flush wc, pedestal wash hand basin with mixer tap and illuminated mirror. Matki glass shower enclosure with Trevi Therm shower mixer, Clearwater 'Graffiti' bath with wall-mounted Roca mixer tap and hand-held shower attachment. Elegant porcelain tiling to main walls, inset 12v down-lights and two Illuma wall lights.



PORCH HOUSE

Gross internal area (approx): Total: (3,605 sq ft)
 Porch GF: (1,570 sq ft) Porch FF: (1,030 sq ft)
 Porch SF: (1,005 sq ft)



For identification purposes only. Not to scale

TOP FLOOR

From the entrance hall, a staircase leads up to:-
 Small Landing - With door into the sitting room (as previously described) and further door leading to:-

THE PRINCIPAL BEDROOM SUITE

Staircase with polished timber handrail leads up to:-

BEDROOM – 25'1" max. including

stairwell x 16'. Bright and spacious, cleverly utilising saddles of patent roof glazing and Velux roof lights to provide architectural vistas of the adjacent tower and spire. A particular feature of this area of the house are the numerous polished timber roof trusses into which volume of the room rises. Two further double glazed windows to the rear look out onto woodland. Two radiators. Telephone point. A circular double

glazed internal screen at one end of the room overlooks the main west window.

DRESSING AREA/LOUNGE – 22'2" x 12'6" max. overall.

In part, sub-divided by existing roof trusses and beams. Double glazed window to front and high-level Velux roof light. Illuma up-lighters and tensioned stainless steel wire mounted 12v spot lights.

EN-SUITE BATH AND SHOWER ROOM

– With a delightful view of the tower and sky above Roca low flush wc, pedestal wash hand basin with mixer tap. Kudos glass shower with Ideal Standard Trevi Therm mixer. Roca corner bath with polished granite shelf, wall-mounted mixer tap with hand-held shower attachment and maple panelling. Inset 12v down-lights, radiator. countryside. Two ceiling light points, radiator.

OUTSIDE

Access to 'Porch House' is across the granite chipped driveway with wrought iron Estate fencing to either side marking the boundary with Tower House. Beyond this point the driveway provides parking for numerous cars and it continues around to where there is a large stone paved sitting-out terrace enjoying a high degree of privacy surrounded by the established woodland. A gravel pathway continues further around to a small area of lawn with door to the rear hall.

Beyond the paths and paved areas that immediately surround 'Porch House' lies the remainder of the churchyard – delightfully and comprehensively overgrown with huge rhododendrons and mature



trees. The wooded setting is one of the things that gives 'Porch House' its very special atmosphere, as well as providing a habitat for the abundant wildlife. The churchyard's western boundary is marked by the high stone wall of the rectory's garden. The northern boundary against The Earl of Falmouth's wood is marked by a simple agricultural post-and-rail fence, other boundaries are marked by traditional iron Estate fencing or low stone walls. Within these boundaries is a substantial area of land – approaching 2/3rds of an acre – that offers, due to its abundant mature vegetation, wonderful opportunities to create anything from 'secret' terraces for 'al fresco' dining to delightful woodland walks.

Clients' Note – "We both love the wildly overgrown churchyard, it is such a romantic tranquil setting. Whether future owners follow an approach of restrained maintenance or plan something more creative – it is obvious that huge potential exists. We are happy to discuss this further with interested parties. The sensitive nature of the setting means that some liaison with the Carrick District Council would certainly be necessary for anything other than simple maintenance. That aside we have found Carrick District Council to be very open to new ideas (as can be seen from the building) and we would be happy to help with liaison."

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillcrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Truro, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. www.waterfrontandcountryhomes.com E-mail: sales@lillcrapchilcott.com

POST CODE – TR3 6EG.

SERVICES – Mains water and electricity are connected. Private drainage. Oil-fired boiler providing domestic hot water and central heating. Under floor heating on ground floor, radiators on upper floors. The original church windows are leaded single glazed and any new windows are double glazed.

RESTRICTIVE COVENANTS – There are various Restrictive Covenants which are too detailed to list within these sales particulars. Our client is happy to discuss in detail with any prospective purchaser, the practical restrictions on use.

DIRECTIONS – Take the turning for Penweathers Lane off Treyew Road (ring road south of Truro centre) which is to be found between County Hall and Truro Football Club. This delightful country lane



is the shortest route to Baldhu. Keep following the lane as it passes under railway bridges and at one point along side the railway. After a mile and a half the lane reaches a junction. Turn right. Follow this road for a mile or so. Ignore signpost to Baldhu Chapel. The spire of Baldhu Church can be seen above woodland to the left. Please see attached map for the precise location, but there is a left hand turn off the main road, discreetly signposted Chuckles Day Nursery, turn left and the entrance to 'Porch House' and 'Tower House' is about 150 yards along on the right hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured

to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day). Sunday - 10.00am to 3.00pm (available for viewings from 10.00am onwards)

Rosemullion Head
NOTE: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."





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