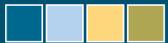
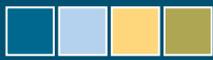


**TOWER HOUSE**  
**ST MICHAEL'S CHURCH,**  
**BALDHU, NR TRURO, CORNWALL**



**LILICRAP CHILCOTT**  
THE CORNWALL ESTATE AGENT





LILICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT

## TOWER HOUSE

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

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

Historical architectural detail; exciting contemporary design.

3,700 sq ft of exciting modern design woven through the original architectural splendour of a Grade II\* Listed rural parish church set in a beautiful wooded rural location just south-west of Truro.

### SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance lobby, cloakroom, shower room, utility room/boiler room, reception area, spectacular part-galleried ground floor living room, inner hall, bedroom 3 with en-suite wet room. Back lobby/vestry and bathroom.

**First Floor:** large kitchen breakfast room with built-in wall and base units, polished granite worktops and integrated appliances. Stunning sitting room 27'6" x 16'1" with 20' ceiling height. Gallery 19'3" x 15'8".

**Second Floor:** Bedroom 4/study. Master bedroom suite comprising bedroom 15' x 16'10" and en-suite bath/shower room. The Tower Bedroom with mezzanine bathroom.

**Outside:** granite-chipped driveway providing ample parking, original churchyard garden.

In all, about 0.53 of an acre.



Lillicrap Chilcott . Landrian House . 59-60 Lemon Street . Truro . TR1 2PE

Tel: 01872 273473

Fax: 01872 273474

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com)



## 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.

Undertaking such a conversion is a complex task. The Grade II\* Listed status of ‘Tower House’ underlines the architectural importance of the building. The “star” designation indicates the church to be of particular significance and consequently English Heritage have taken a keen interest. Great

care is needed at the design and planning stage for a scheme to evolve that both respects the original architecture while providing everything needed for a fine home. In the case of St Michael’s the design and consultation phases took five years with a further year and a half for the building phase. The result is certainly worth the wait.

## DESCRIPTION

Tower House is a unique home. Full of surprises, while at the same time being completely practical. The conversion is beautifully planned and provides particularly spacious and light living spaces. Externally the building has 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. The extent of the renovations has also allowed the comprehensive introduction of insulation to modern standards throughout the building. The elevations are constructed in local random stone with lime mortar – reminiscent of the many Cornish mine

engine houses that were being built around the same time.

The accommodation extends to over 3,700 sq.ft., and must be viewed to be fully appreciated.

Among the many special features of this cleverly designed and exceptionally spacious home are an amazing galleried ground floor living room, with slate flooring and a Scan wood-burning stove. It is only as you enter this space that the true scale of the building becomes evident, with full-height ceiling, exposed roof trusses and limestone columns together with the original pulpit. The large and well-equipped kitchen is atmospherically lit in the morning by eastern light streaming through the partially stained leaded glass window. Cleverly placed roof windows throughout the building provide not only plentiful natural light, but also gain close views of the impressive church tower into which a romantic and atmospheric ‘Rapunzel-esque’ bedroom suite has been introduced just below the stone broached spire and belfry.

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 7 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 included 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 Worcester Bosch 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.

A Scan wood burning high output stove in the ground floor living room with adjacent 'log slot'.

**Hot water system** – 'Tower House' utilises a

pressurized 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. 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 Michael's** – 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 'Tower 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 granite-chipped parking area stones steps lead up to a heavy panelled south aisle arched door with original ironmongery opening to:-

**ENTRANCE LOBBY** – Inset down-lights slate flagged floor, powder coated steel framed door and side screens to reception area (see below). Inset down-lights. Doors to:-

**CLOAKROOM** – Tall mullioned window to front, continuation of slate flagged floor, inset down-lights. Doors to:-

**SHOWER ROOM** – Comprising low flush wc, pedestal wash hand basin with mixer tap, tiled shower with glass door. Fully tiled walls, continuation of slate flagged floor. Inset down-lights.

**UTILITY ROOM/BOILER ROOM – 17'9" max., x 6'8" (of irregular shape).** Fitted roll-



edged worktop with inset sink drainer unit with mixer tap. Space and plumbing for washing machine with cupboards. Worcester oil-fired condensing boiler providing domestic hot water and central heating. Megaflo pressurised hot water cylinder. Three fluorescent strip lights, wall-mounted fuse box/consumer board. Continuation of slate flooring.

**RECEPTION AREA** – Tall mullion window to front, slate flooring and wide opening to:-

**GROUND FLOOR LIVING ROOM – 25'9" x 16' in part extending to 27'5"**. A dramatic and utterly unique full-height galleried room with full-height ceiling, exposed roof trusses and dressed limestone columns together with the original pulpit.

Numerous inset down-lights, up-lighters, Scan wood-burning stove with exposed flue on granite plinth. Log store slot. Slate flooring.

**INNER HALL** – With staircase up to first floor landing. Original arched door to back entrance lobby. Slate flooring, inset down-lights. Door to:-

**BEDROOM 3 – 19'10" x 12'9"**. Double

glazed windows to the side and rear, inset down-lights, carved stone display niche. Walk-in closet or storeroom.

**EN-SUITE WET ROOM** – Fully tiled walls and natural stone mosaic flooring. Low flush wc and pedestal wash hand basin with mixer tap. Open shower area with Ideal Standard shower. Inset down-lights.

From the inner hall an stone archway with original door opens to:-

**BACK LOBBY / VESTRY – 10'4" x 7'.** High-level mono-pitched ceiling with velux roof light and exposed beams. Stone fireplace with slate hearth. Exposed stonework to tower wall. Original tiled floor, leaded window to side. Original arched door to rear. An archway leads through the massive stonework of the tower wall to a staircase leading up through 'The Tower' (see below) two steps down and door to:-

**BATHROOM** – Comprising low flush wc, pedestal wash hand basin with mixer tap, large bath with mixer tap and handheld shower attachment. Full height tiled walls, slate flooring, inset down-lights, up-lighter, shaver point,, walk-in cupboard.

## FIRST FLOOR

From the inner hall a staircase leads up to a landing with door and staircase to the top floor master bedroom suite and further doors to:-

**KITCHEN/BREAKFAST ROOM – 20' max., x 17'2".** With original carved stone leaded light East window containing stained glass. Maple flooring, two radiators, numerous inset down-lights, up-lighter. Stainless Steel American fridge/freezer, polished granite worktop and cupboard to one side. Further range of built-in wall and base units with polished granite worktops over and large Franke rangesink with mixer tap and retractable shower head. Miele Induction hob with Smeg stainless steel & glass extractor fan/light over. Built in Stainless steel Smeg dishwasher. Numerous cupboard and drawers. Oak-framed glazed corner screen overlooking the arcade area and beyond.

From the landing a door opens with a walkway through the original stone archway to:-

**SITTING ROOM – 27'6" x 16'1" with 20' ceiling height.** A superb room with a series of exposed original roof trusses and carved plinth details.

Original pierced stone windows to east and south with additional roof windows to south and north.

The latter enabling fine views of the tower and sky above. Large wood-burning 'Tortoise Firebox' with granite hearth and wood store 'log slot'. Three radiators,

## THE GALLERY – 19'3" max., x 15'8".

Providing yet more open living space, ideal as a work area or dramatic dining area and again full of architectural detail. High-level glazed atrium providing masses of natural light with four up-lighters, numerous inset down-lights. Oak and stainless steel balustrade. Radiator. Door to:-

**THE TOWER (see below).** From the main landing a further door opens with staircase with oak handrails leading up to:-

## THE MASTER BEDROOM SUITE – Comprising:-

**BEDROOM 1 – 15' x 16'10" reducing in part to 14'1".** Another very interesting room with restored roof trusses and beams together with powder coated aluminium framed double glazed roof lights and Velux roof light all designed to provide maximum natural light and also give stunning views of the tower. Double glazed





windows to either side. Three wall light points, radiator, dressing area and door to:-

**EN-SUITE BATH/SHOWER ROOM** – Comprising low flush wc, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, tiled shower cubicle with shower attachment. Wide central ceiling opening with powder coated aluminium framed double glazed roof lights giving an excellent view of the tower. Tiled walls, polished granite shelf, thermostatically controlled radiator.

## THE TOWER

A door opens from the gallery to a small landing & staircase leading down to the vestry (as previously described) and with doors to:-

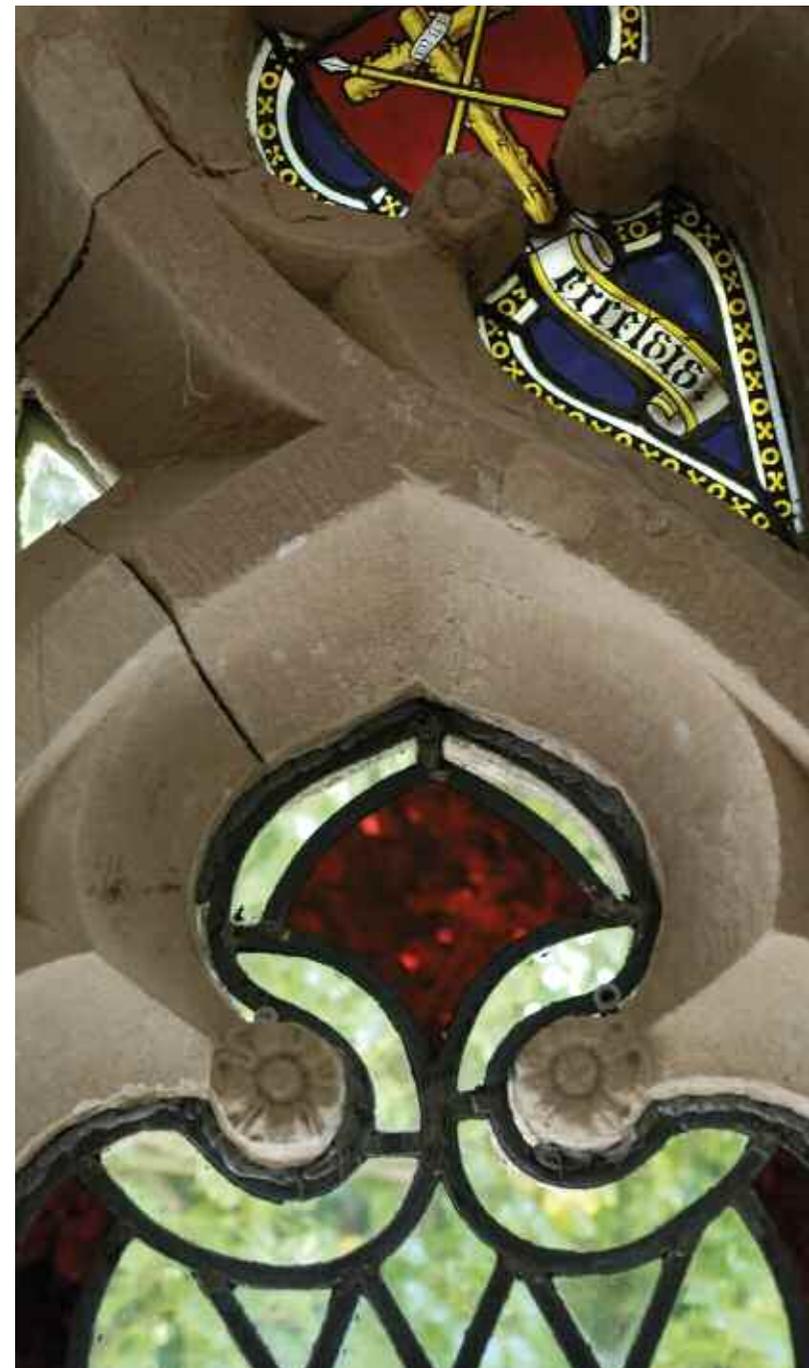
**BEDROOM 4/STUDY – 9'9" x 9'8" plus under stairs**

**storage area and wide recess.** High-level storage area, exposed beams, pierced stone window with leaded lattice glazing. Vertical radiator. Three uplighters

From the landing a staircase continues up to:-

**THE TOWER BEDROOM** – A wonderful guest bedroom suite formed from part of the original bell tower with exposed original stonework on all sides and double glazed lancet windows on three sides. Belfry timbers. Radiator. Handmade ash open-tread steps up to:-

**MEZZANINE BATHROOM** – Low flush wc, pedestal wash hand basin, two person bath with mixer tap and shower attachment. Exposed stonework walls, hatch in ceiling leading up to the original belfry. Original bell support timbering. Three up-lighters. Vertical radiator.

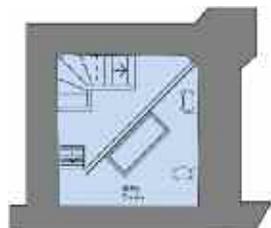




## TOWER HOUSE

Gross internal area (approx): Total: (???) sq ft)

For identification purposes only. Not to scale



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### OUTSIDE

The churchyard garden extends to just over 1/2 an acre with driveway parking. To the rear of the house is a large stone paved sitting-out terrace enjoying a high degree of privacy and surrounded by established woodland. 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. To the southern and

eastern side of the house is the remainder of the churchyard overgrown with mature Rhododendron bushes, sessile oak and yew although containing some turfed areas. Careful management would offer an excellent opportunity to further enhance the setting.

**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: Lillicap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Truro, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. [www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com) E-mail: [sales@lillicapchilcott.com](mailto:sales@lillicapchilcott.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.

**RESTRICTIVE COVENANTS** – Due to its previous use as a parish church various Restrictive Covenants have been drafted to enable redundancy to occur. Our client is happy to discuss in detail with any prospective purchaser, the limited practical implications of these.

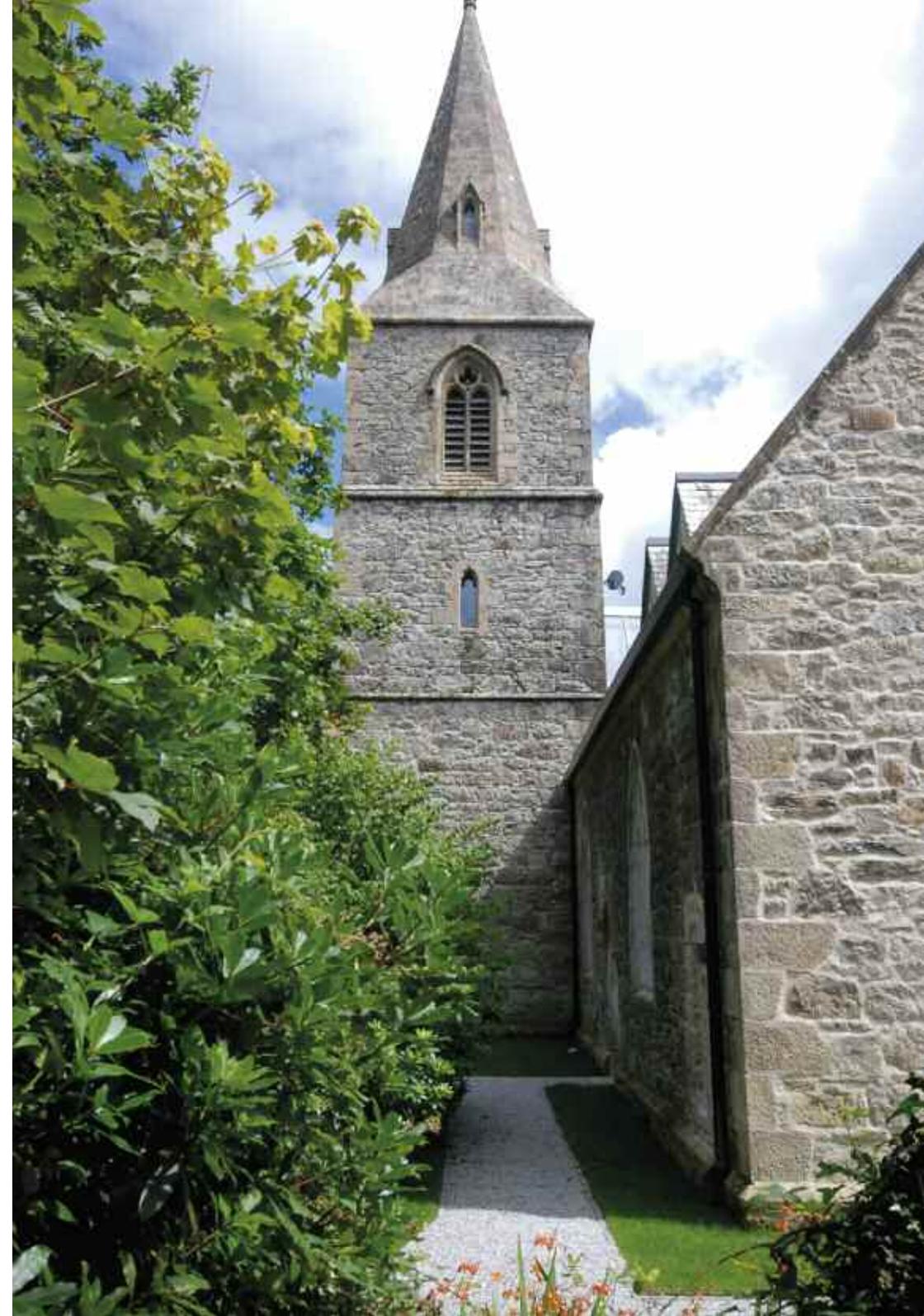
**DIRECTIONS** – Take the turning for Penweathers Lane off Treyew Road (ring road south of Truro centre) which is to be found between County Hall and Truro Football Club. This delightful country lane is the shortest route to Baldhu. Keep following the lane as it passes under railway bridges and at one

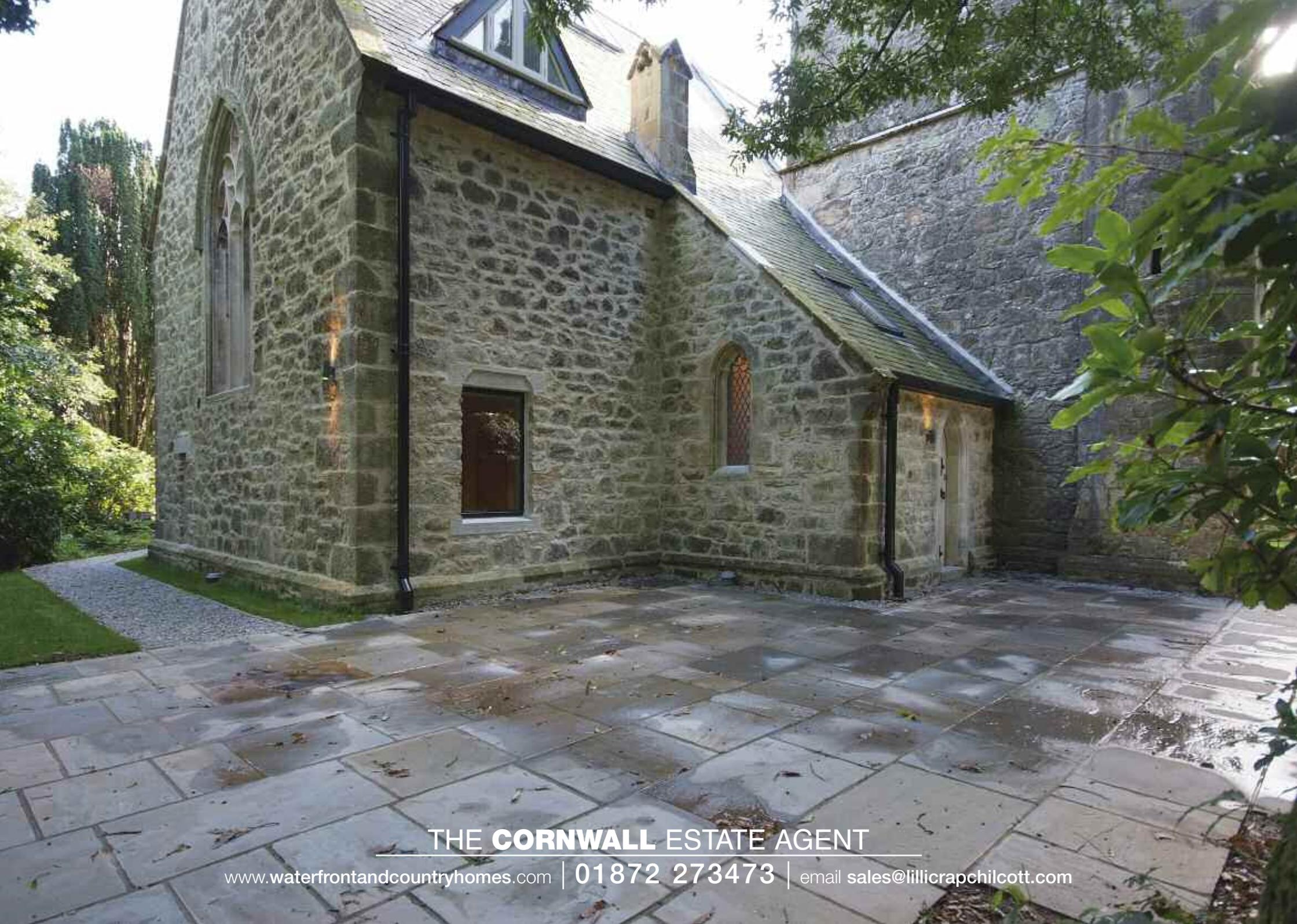
point along side the railway. After a mile and a half the lane reaches a junction. Turn right. Follow this road for a mile or so. Ignore signpost to Baldhu Chapel. The spire of Baldhu Church can be seen above woodland to the left. Please see attached map for the precise location, but there is a left 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







**THE CORNWALL ESTATE AGENT**

[www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com) | 01872 273473 | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)