



Meadow House, Tehidy Park, Tehidy, Cornwall

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Meadow House, Tehidy Park, Tehidy, TR14 0HA

A characterful equestrian home with extensive accommodation, enjoying absolute serenity and privacy within 1 mile of the coast

North coast 1 mile | Portreath Beach 3.5 miles
Truro 14 miles | St. Ives 16 miles | Cornwall
Airport (Newquay) 27 miles

Entrance hall | Sitting room | Snug | Dining room | Kitchen | Study | Guest ensuite | Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom | Stable block of four | Tack room | Double Garage | Workshop
Heated swimming pool | C. 7.25 acres of land
EPC Rating D

The property

This wonderfully private country residence has great character and deceptive space, opening to over 2500sq.ft of accommodation and over 3800sq.ft including stabling and outbuildings plus over 7 acres of land.

Nestled away at the end of a quiet no through road on the historic 42 acre Tehidy Park Estate, Meadow House is bordered by woodland of the 250 acre Country Park, enjoying the most tranquil position and scenery and offering an abundance of trails and bridle ways for riding out from this equestrian home.

An electric gated entrance opens to a vast private driveway and double garage with steps leading up to the elevated home. An inner porch/boot room opens to an impressive reception hall with turning stairs and double height ceiling, beautifully lighting this space serving all principal ground floor rooms.

A large farm house style kitchen with island extends through to a generous dining area creating a great social entertaining space. A comfortable dual aspect living room with wood burner opens to a west facing terrace allowing

the owner to enjoy views across their own land. There are two further receptions rooms used as a study and snug plus a ground floor bedroom option with stylish shower room works well as a guest suite with its own access.

First floor accommodation comprises 3 good double bedrooms, a well-appointed family bathroom with corner shower and separate free standing roll top and claw foot bath and principal bedroom suite. A fabulous triple aspect bedroom boasts a Juliet balcony gazing across the grounds and woodland, ample built in wardrobes and an attractive en-suite bathroom.

Outside

Beautifully landscaped gardens surround the property with a choice of tranquil suntraps, patios, terraces and lawns with attractive planting and pergola Cornish stone walling all with magical serene views across the countryside. You'll be spoilt for choice for alfresco dining. Beyond is a sheltered outdoor swimming pool with retractable cover, heated via air source heat pump, well supported by the solar panels during use in the summer.

Brilliantly equipped and ready to enjoy, this equestrian home boasts a block of four stables, tack room and stable yard plus C.7.25 acres of secure fenced paddocks with direct gated access into the surrounding estate and bridle ways. Conveniently, the land/outbuildings are serviced by a separate metered mains water supply (this supply excludes sewerage charge).





Location

Within the 42 acre estate grounds of the Palladian Tehidy House, dating back to the early 1700's and once owned by the wealthy Bassett mining family, the remarkable estate is steeped in history and grandeur with the long tree lined drive a daily luxury for the owner of this home.

On the doorstep is Tehidy Park Golf Club and the extensive recreational adventures available for walkers, riders and cyclists in the wildlife filled woodlands. This is all just 1 mile from the coast and 3.5 miles from the popular surfing beach of Portreath.

There are nearby local amenities in Camborne which is on the mainline to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations. The magical St. Ives and county capital Truro are near equidistant. Truro, approximately 14 miles away, offers the county's leading scholastic, business and shopping facilities.



Floorplans

House internal area 2,534 sq ft (235 sq m)
 Total internal area 3,813 sq ft (354 sq m)
 For identification purposes only.



Direction

Follow SATNAV to the 'no entry' signs at the Tehidy Park Estate. Follow the long tree lined drive and continue round to the right of the main house, after which, turn left where the property is signposted and continue until you reach an electric five bar gate.

General

Local Authority: Cornwall Council

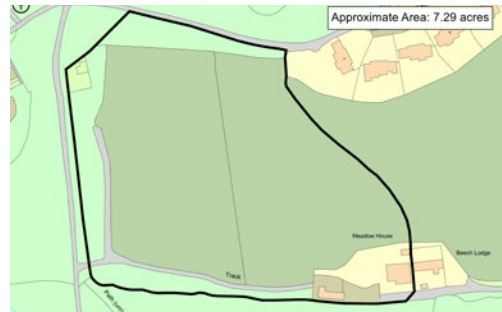
Services: Connected to mains water, drainage and electric, with a wood pellet biomass boiler, PV solar panels with feed in tariff and an air source heat pump for the swimming pool. The land and outbuildings are on a separate water meter (without sewage rates)

Service Charge: There is an annual charge of £650 (payable monthly) towards the upkeep of the manicured grounds and communal areas of the 42 acre Tehidy Park Estate.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,150,000



Cornwall

24 Southernhay West, Exeter, EX1 1PR

01872 341 664

cornwall@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

