



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA7368

Offers in excess of £750,000

High Talland,
Talland Road, St Ives, Cornwall

FREEHOLD



For sale for the first time since built in 1960

Designed by the renowned portrait artist Malcom Haylett and built in the former grounds of Talland House, summer residence of Virginia Woolf, is this once in a lifetime home, in the modernist style, set in spectacularly private and outstanding landscaped gardens of about 0.4 of an acre – a true plantsman's paradise. The innovative design was featured in Ideal Home Magazine and High Talland retains very many of the original design features and fittings which makes this an extraordinary chance to acquire, for the very first time ever, such a remarkably intact and special residence for considerate and careful renovation.





SUMMARY OF ACCOMMODATION

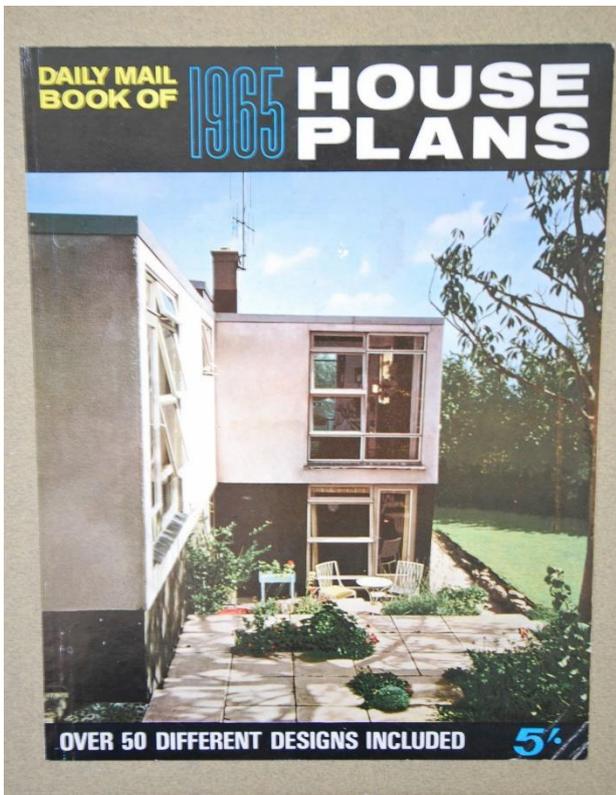
Ground Floor: hallway, kitchen/breakfast room, dining room, conservatory, store/utility room, cloakroom/wc, rear lobby, integral garage.

First Floor: main landing, sitting room, studio with adjoining darkroom. Bedroom hallway, 3 double bedrooms, family bathroom.

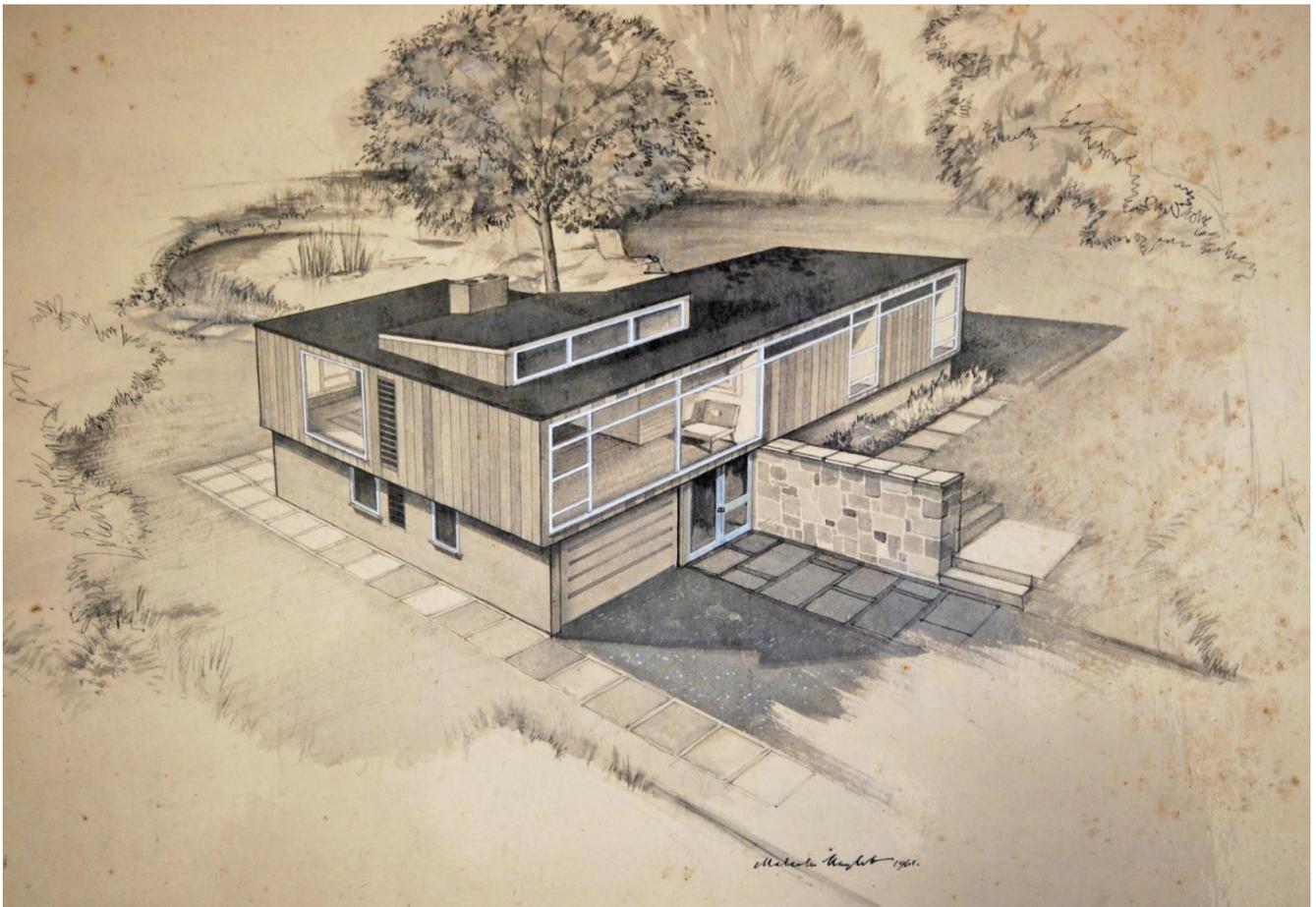
Outside: superlative gardens of about 0.4 of an area, exceptionally private a true plantsman's paradise.

HISTORY

High Talland was designed and built in 1960 by the owners' late father in a particularly innovative and individual modernist style and is believed to be the first flat roofed house in St Ives. We understand that the local planning committee refused the first application to build the house because the plan was considered too modern and the second was granted only if the house could be screened from the public! Indeed, such was the innovation of the design that High Talland featured in Ideal Home Magazine.



The designer and original owner was Malcom Haylett, primarily a renowned portrait painter who was invited to St Ives shortly after the Second World War. He decided to settle here and opened a studio in the town and was married in 1946. His portrait painting was very successful, and he was commissioned by well known and rich public figures as well as the Royal Cornwall



Yacht Club, in Falmouth. In addition to his portrait painting his flair for design prompted a request to submit a design for the Daily Mail Ideal Home Exhibition. His scheme was selected and used in the 1954 exhibition and such was its success that he provided the design in the following year.

The opportunity arose to secure part of the gardens in the former grounds of Talland House – summer residence of Virginia Woolf – and it was here that High Talland was built in 1960.

The house remains in much of its original form today – not just in the fabric and façade of the building but also with very many of the original design features and fittings – an almost time capsule!



High Talland is an extraordinary and irresistible opportunity – a genuine once in a lifetime chance to own possibly one of the most interesting homes to become available in St Ives for many years.

DESCRIPTION

Approached through a discreet granite pillared entrance, the house is set behind a bank of very mature trees and shrubs which provide exceptional privacy.

To the front of the house is a parking and turning area to cater for a number of vehicles and there is pedestrian access to either side to the superlative rear gardens and grounds.

The accommodation is imaginatively arranged over two levels with space, light and flexibility in evidence throughout. The entrance hallway with parquet flooring provides access to the kitchen/breakfast room, dining room, rear lobby and into the integral garage.

The kitchen/breakfast room remains true to its design – retaining original units and worksurfaces, the serving hatch into the dining room and the hatch in the pantry cupboard for the milk to be delivered! There are tantalising glimpses from the kitchen window to the side towards the sea and coastline to the east. Beyond the kitchen is the conservatory which faces south, east and west and enjoys a magical outlook over the garden and grounds. The dining room with its full height window facing west and taking in the garden outlook is a superb room.



From the entrance hallway a door opens into a rear lobby, a doorway through into the rear garden, access to the cloakroom/wc and the very large, internal store/utility room. The open tread timber stairs in the main hallway rise to the landing which has a most interesting, timber slatted lowered ceiling creating incredible reflections and light.

The triple aspect sitting room is an absolute delight. Facing south, east and west and combines exceptional garden views with those over the sea and coastline beyond. The windows are full height to maximise the light and impact. There is an open fire set in contrasting mosaic tiled hearth and surround with adjacent, bespoke shelving and cupboards. Timber panelling to the walls provide a fitting contrast and an interesting touch to the room.



To the front of the house is the studio accessed from the main landing and with a wall of glassed elevation. There are beautiful, bespoke storage cupboards and shelving – the perfect space created by and for a serious artist.

A doorway to the rear of the studio leads into what was probably a dark and projector room. There are holes in the wall adjoining the sitting room which allows films to be projected onto the discreetly hidden screen above one of the sitting room windows!

The L-shaped bedroom corridor, from the main landing, leads to the three double bedrooms and bathroom. The master bedroom enjoys the grandstand southerly outlook over the gardens and has beautifully designed and crafted fitted wardrobes, cupboards and storage and the original bedside shelving remains. The guest bedrooms are set to the front of the house – one is dual aspect. The bathroom suite in white has a high level south facing window and serves all bedrooms.



The gardens are an unexpected joy and delight! They are very mature, meticulously maintained and spectacularly private extending to about 0.4 of an acre and reminiscent of a country or National Trust home. To the front of the house there is parking to one side, access to the garage and a raised terrace area leading to one side of the house. To the other side and beside the integral garage is a path leading to the rear and to one side of this is a potting shed and greenhouse – albeit in need of some attention. Access to the gardens can also be gained via the conservatory or the rear lobby.

There is a large (currently empty) pond with grotto to one side and bordered by some lovely coloured and textured beds. A number of sweeping and shaped beds provide contrast to the angular elevations of the house but complemented wonderfully. Alongside the beds there are

numerous trees, including fruit trees, and it all combines to provide a wealth of colour and interest throughout the year in what is an extraordinarily private and secluded setting yet moments from the town and beaches.

This is a plantsman's paradise – an oasis, a truly outstanding garden on every front.



LOCATION

High Talland is situated on Talland Road which is within very close proximity to the town and its beaches. St Ives needs little introduction with its famous, picturesque harbour and fabulous range of bistros, restaurants and galleries including the world renowned Tate, St Ives. The town centre offers a good range of shopping and schooling facilities and has become an exceedingly fashionable, world famous coastal resort. There are no less than three Blue Flag Award golden sandy beaches to choose from with Porthmeor Beach having a reputation as one of Cornwall's best surfing beaches being exposed to the Atlantic but sheltered from the prevailing south westerly wind. Beautiful coastal walks abound, for golfing enthusiasts there is Tregenna Castle golf course plus the fantastic Links course at West Cornwall Golf Club in Lelant.

Communications are now excellent within and out of the county; the St Ives to St Erth branch line provides direct access to the main Penzance to Paddington line; the main trunk road, the A30 is accessed nearby at Lelant which brings both Penzance and the cathedral city of Truro within easy driving distance, the latter being the retailing, commercial and administrative centre of the county. Very regular flights are now available from Newquay Airport to London and certain other British and European destinations.

Other attractions in the nearby area include the iconic St Michael's Mount at Marazion and the open air Minack Theatre in Porthcurno to the west.

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

Entrance door with full height glazed side panel to:-

HALLWAY. Parquet flooring, open tread staircase, inset ceiling lights, louvred door to cupboard, access to rear lobby.

KITCHEN – 16'4" x 7'6". A dual aspect room with original worksurfaces and breakfast bar and further wall shelving and cupboard space. Stainless steel single drainer sink unit. Pantry cupboard with exterior hatch. Inset shelved wall cupboards. Doorway through to:-



CONSERVATORY – 11'9" x 8'4". Fully glazed with doorway through to the side garden and lovely outlook over the rear garden.

DINING ROOM – 12'11" x 9'. Beamed ceiling, full height window overlooking the rear garden, serving hatch with drawers under to the kitchen.



REAR LOBBY. Doorway to the rear garden, parquet flooring.

CLOAKROOM / WC. Low level wc, inset wash hand basin in vanity unit.

From the rear lobby into:-

STORE / UTILITY ROOM – 13'4" x 11'4". Fitted wall shelving to three sides.

FIRST FLOOR

LANDING. Feature timber slatted ceiling, cupboard housing the boiler.

SITTING ROOM – 17'7" x 12'10". An absolutely delightful triple aspect main reception room enjoying fabulous views over the gardens to two sides and a delightful far reaching coastal view. Timber panelling to the walls, fireplace with contrasting light and dark mosaic tiling to floor and wall, fitted shelving with cupboards.



STUDIO – 15'2" x 14'8". Full height windows to the front, an array of fitted cupboard, shelving and picture storage shelves. Leading into:-

DARK ROOM. Window to the side taking in the sea and beach views, sink and shelving and space for a cinema projector to project films onto a screen in the sitting room.

Off the main landing is the L-shaped bedroomed corridor.



FAMILY BATHROOM – Window to the rear garden comprising panelled bath with tiled surrounds and shower attachment over, wall mounted wash hand basin, low level wc, radiator/heated towel rail, fitted cupboard storage space.

MASTER BEDROOM – 11'8" x 9'10". With a glorious view over the rear gardens. Fitted bedside shelving and storage, inset fitted wardrobes with



individual compartments providing both hanging and storage.



BEDROOM 2 – 11'3" x 10'. Dual aspect room with windows to the front and side garden.

BEDROOM 3 – 11'3" x 10'. Window to the front garden, fitted bedside shelving and cupboard. Wall mounted wash hand basin, inset over stairs cupboard with hanging and shelving space.

INTEGRAL GARAGE – 15'2" x 11'3". Approached via the main hallway with up-and-over metal door, power and light connected, wall storage shelving.





OUTSIDE

High Talland is approached from Talland Road through a granite pillared entrance onto a tarmacaded parking area and driveway leading to the garage and the main entrance. Gardens surround the property with mature high hedging and trees to the front creating significant privacy. To the side is a gravelled drying area and potting shed. The gardens are exceptional with a wealth of mature trees, shrubs, plants and borders. The numerous flowerbeds are ornately shaped and there are a number of mature and productive fruit trees in the grounds. Central to the rear garden is a large ornate pond with grotto and adjacent to this is a sitting area accessed from the rear lobby. The gardens extend to just under 0.4 of an acre in total, are exceptionally private and a true plantsman's paradise.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR26 2DG.

SERVICES – Mains water, electricity, gas and drainage. Gas central heating. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Proceeding into St Ives on the A3074 Treloyhan Avenue just as you come to the edge of the town take the left hand turn into Albert Road following this along for a couple of hundred yards and then taking the left hand turn into Talland Road where High Talland is located a couple of hundred yards on the left hand side.

AGENT'S NOTE 1 – 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.

AGENT'S NOTE 2 – Prospective purchasers are advised that the following covenants relates to High Talland.

- a) Not to demolish the existing dwelling house and to retain the existing dwelling house.
- b) Not to erect any further dwelling houses on the property and not to erect any buildings on the property other than outbuildings consistent with the use of the property as a single private dwelling house.
- c) Not to divide the existing dwelling house into more than one self-contained dwelling.
- d) Not to extend, increase the height of or alter the external elevations of the dwelling house erected on the property without the consent of the seller. Such consents not to be unreasonably withheld or delayed provided that the seller shall be entitled to withhold to consent to any proposed alternation or extension which is inconsistent with the architecture of the property.

AGENTS NOTE 3 – Malcolm Haylett had plans drawn up to extend High Talland and these are available to interested parties. It should, however be noted that no consents exist for these plans and consequently any prospective purchaser would need to make all the necessary enquiries and applications.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Energy Performance Certificate



High Talland, Talland Road, ST. IVES, TR26 2DG

Dwelling type: Detached house
Date of assessment: 20 July 2018
Date of certificate: 20 July 2018

Reference number: 2508-2074-7203-5398-3900
Type of assessment: RdSAP, existing dwelling
Total floor area: 154 m²

Use this document to:

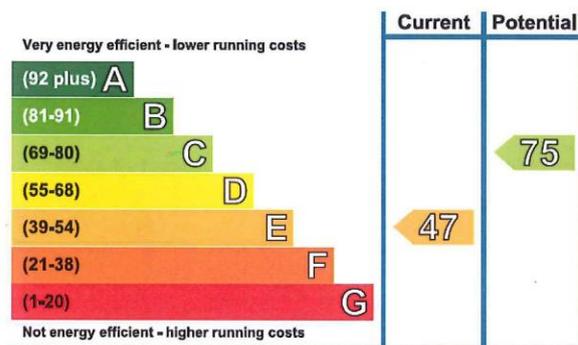
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,352
Over 3 years you could save	£ 2,103

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 255 over 3 years	
Heating	£ 4,593 over 3 years	£ 2,709 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 5,352	£ 3,249	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,098
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 261
3 Draught proofing	£80 - £120	£ 153

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Not to scale – for identification purposes only.



All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

For reference only, not to form any part of a sales contract.

