



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT



Winter 2011 Property Update

It has been a frenetic start to 2011 for Lillicrap Chilcott with the company experiencing one of its busiest months on record in terms of valuations, properties to be sold and sales agreed.

Now, we urgently need more houses to sell having completed an extraordinarily busy 2010 in which we acted in the sales of £130 million worth of properties. Let there be no doubt, the Cornish property market is buzzing and the prospective buyers are ready and waiting right now to find their perfect homes.

This year has seen us double our advertising commitment for the whole of 2011 with the county's most widely read weekly newspapers. As a result, the home owner selling through Lillicrap Chilcott now benefits from massively increased regional exposure for their house sale. Added to that, a guaranteed position within those newspapers means our properties will always be the first that readers get to see.

While we are going to great lengths to assist our local purchasers, it is worth noting that 70% of our buyers are from out of the county. We don't have an office in London

yet year after year we sell a large percentage of our homes to buyers from that part of Britain who tell us they wouldn't have dreamed of starting their search for a Cornish property anywhere else but in Cornwall.

Our growing team of 20 staff is the largest and most experienced of its kind in the county and covers the whole of Cornwall from one central office. Equally important is our hugely popular in-house property magazine "County to Sea" which is read by almost 90,000 people and is an excellent platform for your home.

Right now we need many more character and individual homes to sell in all price ranges across the whole of Cornwall - properties like yours in the place where you are living.

Our high national profile and our position as the clear market leader in the county make us the first port of call for those buyers serious about acquiring a property in Cornwall.

If you are contemplating a move our advice is simple - please do not wait until later in the year.

Call us now on 01872 273473



SOLD - DEC '10

Idless Nr Truro

A magnificently situated detached modern country residence built about 18 years ago enjoying extraordinary privacy and tranquillity at the end of its own long driveway in gardens and land extending to about 3½ acres.



SOLD – DEC '10

Lamorna

An exceptional, spacious, 4/5 bedroom family home set privately in just under 1½ acres of gardens and grounds. Just a short stroll from the idyllic Lamorna Cove, within easy striking distance of the harbourside town of Penzance.

SOLD – DEC '10

Flushing

A distinctive, broad stone fronted end of terrace period cottage in the heart of a thriving harbourside village and with views over the public quay to a myriad of moored yachts.



SOLD – NOV '10

Hawke's Point, Nr Carbis Bay

A three bedroom timber chalet occupying a magnificent and very private 'front-line' coastal setting, commanding sensational views across Porth Kidney Sands, the Hayle Estuary, Gwithian Towans, Godrevy Lighthouse and St Ives Bay.

Between St Austell and Newquay

SOLD – NOV '10

A newly constructed four bedroom family house enjoying an elevated position with absolutely incredible views that are panoramic encompassing many miles of open countryside with – the sea in the distance.





SOLD - DEC '10

Truro

An extremely spacious, extended four bedroom house constructed by Wain Homes in December 2000, Set on a corner plot with hedged and fenced boundaries providing excellent privacy, within walking distance of Truro City's amenities.



SOLD - OCT '10

Lanivet Nr Bodmin

A truly exceptional and impressive, detached, stone, former rectory dating from circa 1906, extended and sumptuously refurbished with large rooms that are perfect for entertaining.

SOLD - OCT '10



Falmouth

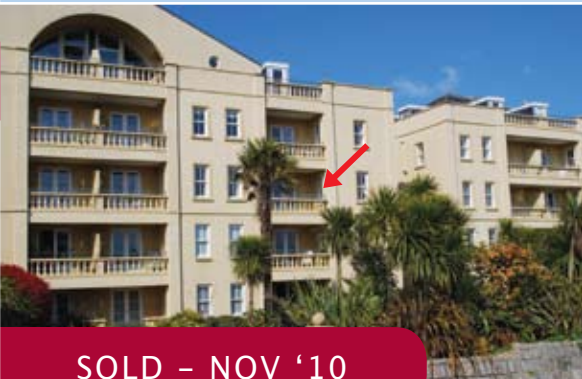
A most distinctive detached, late Victorian house with attractive mellow stone elevations, enjoying a prominent and convenient location on the fringes of the town and within walking distance of the seafront and town beaches.

SOLD - OCT '10



St Just in Roseland

One of the most distinguished, circa 1937 and spectacularly positioned waterfronting houses on the Roseland Peninsula, enjoying exceptional, uninterrupted southerly estuary and sea views, with steps to the beach below.



SOLD - NOV '10

Falmouth

A beautifully presented two double bedroom apartment with a triple aspect and a wide paved balcony. Positioned on the second floor of a prestigious block and with splendid sea views over Falmouth bay.

SOLD - OCT '10



Mylor

An attractive, double fronted Edwardian villa including a wonderful green-oak framed wing, occupying an enviable setting within established gardens with a detached double garage and ample parking.

Penpol

An exceptionally attractive classic 'gem' of a semi-detached cottage, beautifully positioned in a particularly charming well stocked garden close to the head of Penpol Creek in one of the district's most sought-after waterside hamlets.

SOLD - OCT '10



SOLD - DEC '10

Porthpean

A very attractive detached 4 bedroom, detached family house occupying a beautiful sheltered setting at the end of an impressive gated entrance driveway in a wonderful near coastal location close to Porthpean Golf Course and beautiful St Austell Bay.



SOLD - DEC '10

St Columb Major

An exemplary, detached family home, set over four floors and extending to over 4,700sq.ft., in total. Constructed in 2002 to an exacting standard.



Perranuthnoe

SOLD - NOV '10

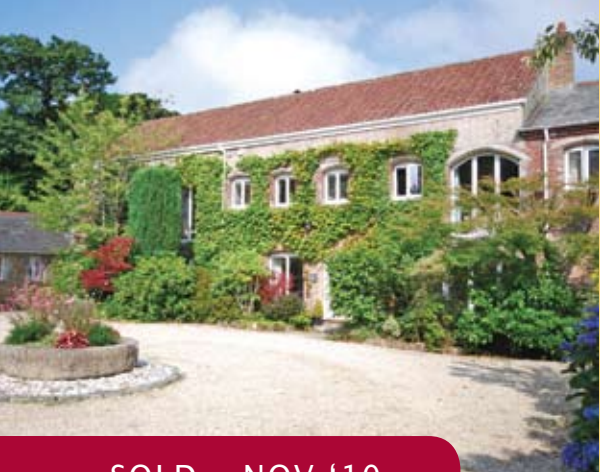
A sensationally positioned south west facing detached three bedroom marine residence, enjoying uninterrupted panoramic views across part of Mounts Bay, west towards Mousehole and east to Cudden Point.



SOLD - OCT '10

St Erme

A highly secluded detached Victorian gentleman's residence offering accommodation of outstanding size, facing south in old-established prolifically stocked level gardens and lightly wooded grounds.



SOLD - NOV '10

Nr Truro

A delightful Grade II Listed, converted barn of immense character and appeal in an utterly exquisite, picturesque courtyard setting, yet remarkably just 2½ miles south of Truro, close to Falmouth and nearby the Fal Estuary.

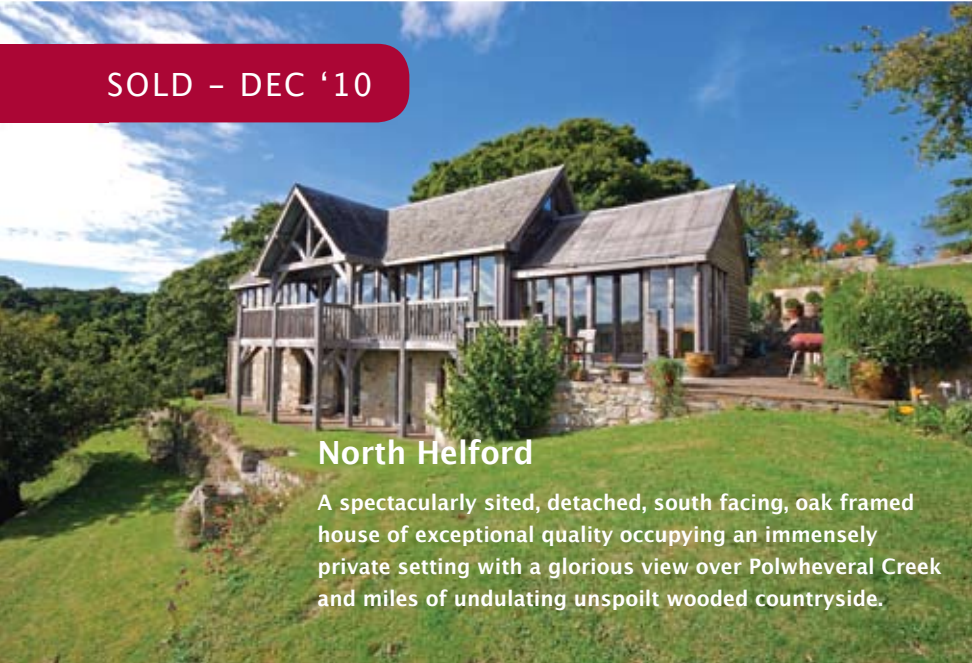


SOLD - NOV '10

St Erth Praise

An attractive stone conversion of a former farm outbuilding forming one of a select enclave of well converted stone dwellings, set at the end of a long private driveway amidst beautifully unspoilt rural surroundings.

SOLD - DEC '10



North Helford

A spectacularly sited, detached, south facing, oak framed house of exceptional quality occupying an immensely private setting with a glorious view over Polwheveral Creek and miles of undulating unspoilt wooded countryside.



SOLD - OCT '10

Feock

A substantial detached, marine residence, very privately situated in the heart of 'old' Feock, occupying fine mature gardens of almost ½ an acre and commanding magnificent picturesque views.



SOLD - DEC '10

Carbis Bay

A most intriguingly designed four bedroom house with dramatic, elevated views along the north Cornish coastline with St Ives Bay, miles of golden sands and Godrevy Lighthouse in the foreground.



SOLD - NOV '10

Tywardreath

An extremely attractive, sympathetically extended 1930's detached four bedroom house with large south facing rear gardens and beautiful views over open countryside with the sea in the distance.

SOLD - OCT '10



Truro

An immensely appealing and elegant, semi-detached late 19th Century town house, situated in one of Truro's premier and highly sought-after locations on the doorstep of the city's amenities.



SOLD - NOV '10

New Polzeath

A spectacularly sited brand new detached four bedroom house of exceptional quality with stunning far reaching views over the mouth of the Camel Estuary towards Stepper Point and miles out to sea.



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