



Tarragon Laddenvean, St. Keverne

Guide Price £575,000



Heather & Lay
The local property experts

THE LOCATION

Tarragon is situated on the Lizard Peninsula in a fantastic location, with commanding views over unspoilt farmland and in the distance to Falmouth Bay. Nowadays, properties in natural and special locations like this one are very hard to find, especially being so elevated with wonderful views. The thriving village of St Keverne has an active community and a good range of amenities including a Primary School, village shop and post office, butcher, church, two good public houses and there is also a health centre with dispensary. St Keverne Silver Band is famous and talented and the focus of several annual summer events such as the ox roast. Clubs and societies include the WI, historical, gardening, snooker, bowling and pantomime to name a few. Roskilly's Farm is just on the outskirts of the village, providing gastronomic delights, lovely artisan ice cream and family entertainment throughout the year. Also close by is The Greenhouse Restaurant a small modern Bistro and Fat Apples Cafe ... Home to a lovely family and offering very tasty food and events throughout the summer. (Both are highly recommended to visit). Two miles from the village (although a much shorter walk across the fields and footpath) is the beautiful sandy beach at Coverack. Coverack is a time capsule of a fishing cove and a safe place to swim or enjoy the wind-surfing, kayaking or bodyboarding that can be rented at Sams Quay. Areas of surrounding countryside and coastline are spectacular and enchanting. The nearby Helford River, with its waterside pubs and tree lined creeks and tributaries, provides some of the loveliest day sailing waters imaginable. The former market town of Helston is approximately eleven miles away and includes an extensive range of facilities including shops, schools, banks, pubs and restaurants, supermarkets and leisure facilities. Further a field is Falmouth harbour town, approximately 18 miles and Truro cathedral city 21 miles. Newquay Airport (approximately 28 miles) flies regularly to London.





- Spacious detached family home
- Located on a private no-through road
- 4 double bedrooms (including master bedroom with balcony)
- Walking distance to beaches
- Beautifully landscaped gardens including an oriental style garden
- Lovely countryside views
- Great village location with local amenities
- Plenty of driveway parking
- No onward chain

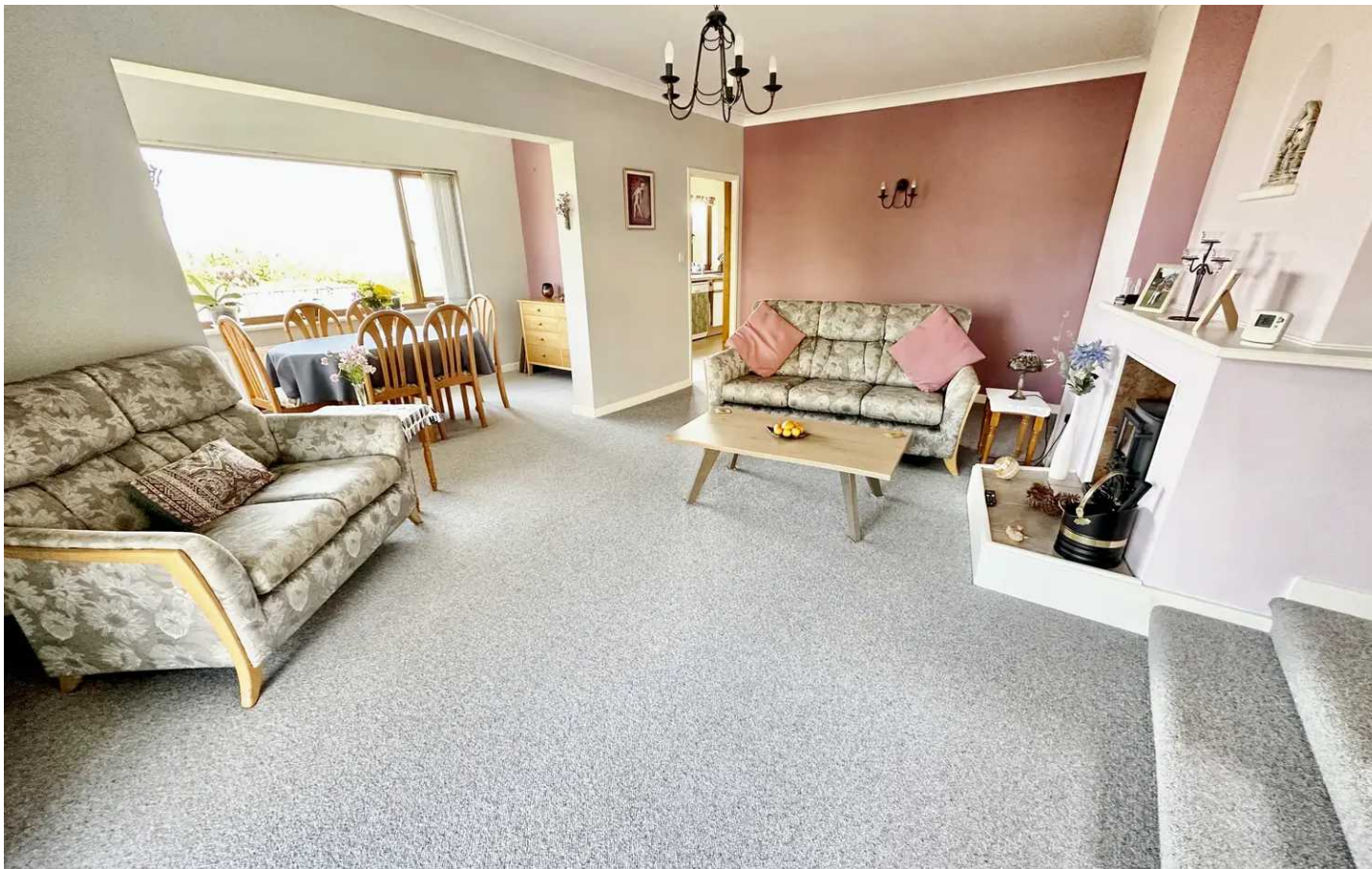
THE PROPERTY

Built in 1997 this energy-efficient property provides in excess of 1,600 square feet and is full of natural light. Sitting in an elevated position Tarragon is fortunate to have wonderful views over a portion of the village, farmland and a distant view of Falmouth Bay. Our vendors have lived and enjoyed this home for the last 11 years. Sold with no onward chain!

Looking like a Swiss chalet from the outside but with a much more English layout inside. The sitting room is large and opens into the dining room which in turn leads to the kitchen and a utility room. Also on the ground floor is a breakfast/reading room that makes the most of the morning sun and a downstairs bedroom with a shower room next door (ideal for those who have elderly family members staying).

Upstairs there are three double bedrooms with the master having en-suite shower facilities and a wonderful balcony to sit and enjoy the views. Storage space, a loft area and a bathroom are also accessed via the first floor. All is well-presented and thanks to the current owner's future planning, the new owner will benefit from the solar panel income for many years and the air-sourced heat pump that gives energy-efficient heating and hot water. UPVC Triple-glazed windows throughout and UPVC double glazed doors. The property is approached via a private no-through lane that services just three properties and at the top of the lane there is ample parking on the gravelled area. The curtilage of the property extends to all sides and there is a real feeling of space and freedom rarely afforded in a village location.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Through the front door you enter into a welcoming hallway with an office area and door to the inner hall. To the left, there is a wide opening through to ...

BREAKFAST/READING ROOM 12' 10" x 8' 0" (3.91m x 2.44m)
Enjoying the morning sunshine this very pleasant room with its windows to the front and side allowing natural light to flood in. A room to enjoy breakfast or to relax and read. Vaulted ceiling with stairs to the first floor. A pair of wooden multi-pane doors lead into the ...

SITTING ROOM 20' 0" x 16' 4" (6.10m x 4.98m)
What a spacious room... opening up into the dining room which overlooks the rear garden. French doors lead out to the side garden. There is a feature fireplace with a wood burner and a large mantle above. Radiator.

DINING ROOM 16' 4" x 6' 7" (4.98m x 2.01m)
Large window overlooking the rear garden with far-reaching countryside views. Radiator.

KITCHEN 15' 0" x 9' 10" (4.57m x 3.00m)
A light and bright kitchen with a fitted range of base and eye-level cupboards, drawers and cabinets. Roll top work surfaces with inset stainless steel sink and drainer with mixer tap and window above. Integrated appliances include an oven with a ceramic electric hob and extractor over. Space for white goods. Plumbing for dishwasher. Quality vinyl tiled flooring and part wall ceramic tiling. Breakfast bar with a seating area and window above looking out over the garden with stunning views across the open countryside beyond. Power points.

UTILITY ROOM 11' 5" x 6' 4" (3.48m x 1.93m)
White fronted eye and base level units with inset stainless steel sink and taps. Plumbing for washing machine and space for tumble dryer. Window and door to the side elevation. Inverter for the solar panel system. Large cupboard housing a modern pressurised water cylinder. Radiator. Power points. Door to.....

INNER HALLWAY
With doors leading to bedroom four, a shower room and back into the entrance hall.





BEDROOM FOUR/OFFICE 11' 5" x 9' 7" (3.48m x 2.92m)

Currently used as a day room. This would make an ideal 4th bedroom or a work from home office. Window overlooking the front garden. Fitted book shelving. Radiator

SHOWER ROOM/WC

W/C, pedestal hand wash basin with mirror above and large walk-in floor-to-ceiling tiled shower room. Window to the side elevation.

FIRST FLOOR

Good size landing with wood panelling and door to storage area. Loft hatch. Doors to three bedrooms and bathroom. Radiator.

MASTER BEDROOM 15' 3" x 12' 2" (4.65m x 3.71m)

This light, bright and airy bedroom. French doors lead out to the balcony. Built-in wardrobe. Built-in pedestal hand wash basin with cupboard below. En-suite with W/C and shower. Skylight window.

BALCONY Wow... what a view! This covered balcony with clear glass ballustrad panels is home to a rowing machine and exercise bike... what a view to enjoy whilst doing your morning workout!

BEDROOM TWO 15' 3" x 9' 10" (4.65m x 3.00m)

Window with view to the side. Built-in wardrobe. Radiator.

BEDROOM THREE 11' 5" x 9' 7" (3.48m x 2.92m)

Plenty of room for 2 single beds or a king-size bed. Window with view across open countryside. Built-in wardrobe. Radiator.

BATHROOM Three piece suite comprising of bath, W/C and pedestal hand wash basin. Skylight window. Chrome ladder-style heated towel radiator.





FRONT GARDEN The front garden is a mixture of raised border and lawn, thoughtful planting offering a delightful kaleidoscope of colour. Behind a hedge is a large area that would make a perfect (and protected) vegetable plot. With gravelled pathways surrounding the property the new owner could (should you wish) park on the far side of the house where there is a useful storage shed or even (subject to the usual planning permission) build a garage.

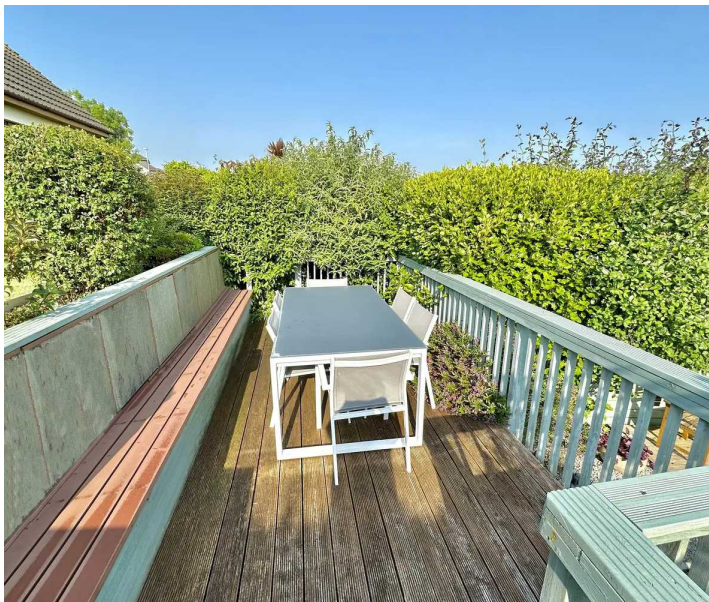
REAR GARDEN The rear garden consists of a lawned area, with a decked and wooden ballustrad "alfresco dining area" leading to an oriental-inspired garden. From the rear there are spectacular countryside views and distant views of Falmouth Bay.

DRIVEWAY PARKING Plenty of Driveway parking 4 plus vehicles.

Council Tax band: E

EPC Energy Efficiency Rating: C

SERVICES: Mains electricity, water and drainage. Air source heat pump. Solar Power.



Laddenvean, St. Keverne, Helston

Approximate Area = 1614 sq ft / 149.9 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Total = 1688 sq ft / 156.7 sq m

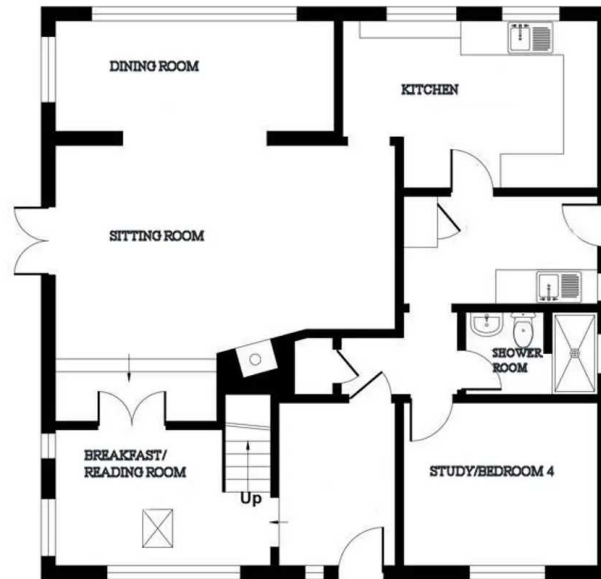
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Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 1017065

Heather & Lay
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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/



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