



Kestrel View, Boscadjack Farm, Coverack Bridges TR13 0LZ

Guide Price **£875,000 FREEHOLD**

Heather & Lay
The local property experts

THE PROPERTY

Set in approximately 1.5 acres of beautifully landscaped and mature gardens, Kestrel View earns its name from the majestic kestrels that regularly hover above the surrounding fields. This exceptional and flexible property offers breathtaking, panoramic views across the Cober valley and surrounding open countryside. Accessed via a long private gravel driveway, the property opens to a generous parking area and comprises a main granite and stone-built house, a matching two-bedroom annex, a self-contained garden room, and a charming summer house with elevated views. The property comprises the main house, which is granite and stone built, and a matching annex which offers 2 further ensuite bedrooms. There is an interconnecting door that gives the property the flexibility of being a 5-bedroom home with two living areas, or a four-bedroom home with a one bed annex. This could be advantageous for multi-generational families or for those seeking an additional letting income, which is how the annex is presently used. The main house has a wonderful oak truss vaulted ceiling that spans the whole of the kitchen/ living /dining rooms. A wonderful engine house inspired granite fireplace separates the sitting room from the kitchen and houses a cosy wood burner. The main house also has three spacious bedrooms, one with ensuite and another, upstairs with impressive, vaulted ceilings and views over the countryside. The annex is in keeping with the main barn and beautifully presented. It's currently used as a lucrative holiday let bringing in a useful £20,000 summer rental income. The annex has a large open plan kitchen / dining/ living area with good views across the garden and Cober Valley. There are two large double bedrooms, both with ensuite facilities and an idyllic gravel patio area with hot tub (available at a separate negotiation). The well-kept gardens are also home to a garden room complete with shower room, kitchenette and private patio area. It is multipurpose and could be enjoyed as a garden room, home office, yoga retreat, or provide further rental income.

THE LOCATION

A couple of miles from the historic town of Helston with its Tesco, Sainsbury and Lidl supermarkets, Coverack Bridges is a small and quiet hamlet with a very nice little school. Beaches are easily accessible and Porthleven a very short drive away is always worth an evening stroll. With Falmouth, Truro, Redruth and Penzance all within a half hour drive there are major shops, trains and universities nearby







- Wonderful five-bedroom barn conversion (2009)
- Currently organised as a 3 bedroomed house with 2-bedroomed annex
- 1.5. acres currently laid to lawn and with mature flower beds
- Separate garden room with further income possibilities
- Stunning countryside views
- Underfloor heating in the main house with separate gas central heating in annex
- Well-presented throughout
- Large parking area with space for garaging

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

PORCH

Wood door into porch area with glazed and wooden door into....

HALLWAY

Wooden turning staircase to bedroom one and wooden doors into bedrooms two, three and the family bathroom. Wooden flooring throughout with underfloor heating. Wooden door into.....

LIVING ROOM 19' 0" x 11' 6" (5.79m x 3.51m)

Large wooden French doors with full height windows to both sides looking over the front garden and giving access to the decking, wooden window to the rear with exposed wood lintel. Vaulted ceiling with stunning oak truss beams. Granite engine house style fireplace with inset log burner. Wooden flooring with underfloor heating. Access past the fireplace to ...

KITCHEN/DINER 19' 0" x 15' 5" (5.79m x 4.70m)

Large wooden bi-fold doors with views over the front garden and giving access to the decking, two windows to rear courtyard with exposed wooden lintels. Vaulted ceiling with oak truss beams. An extensive range of eye and base cabinets with cream coloured door and drawer frontage, complimented by local granite worktops. A central island with a breakfast bar area has a built-in induction hob. Electric oven, Butler sink with swan neck mixer tap, dishwasher and space for a fridge freezer. Tiled splashback throughout. Tiled flooring throughout with underfloor heating. Wooden door into.....







UTILITY ROOM 8' 11" x 7' 3" (2.72m x 2.21m)

Eye and base kitchen units with worktop. Stainless steel sink with swan neck mixer tap. Space for white goods. Floor standing oil fired Worcester boiler supplying central heating and hot water. Travertine tiled floor with underfloor heating. Wooden stable door to side courtyard.

BEDROOM ONE 18' 1" x 14' 9" (5.51m x 4.50m)

Vaulted ceiling with Velux windows to the front aspect looking out over the countryside towards the engine house in the distance. Internal peephole window overlooking oak beams in the living room. Hand wash basin unit with tiled splashback. Eaves storage cupboard.

BEDROOM TWO 15' 2" x 8' 7" (4.62m x 2.62m)

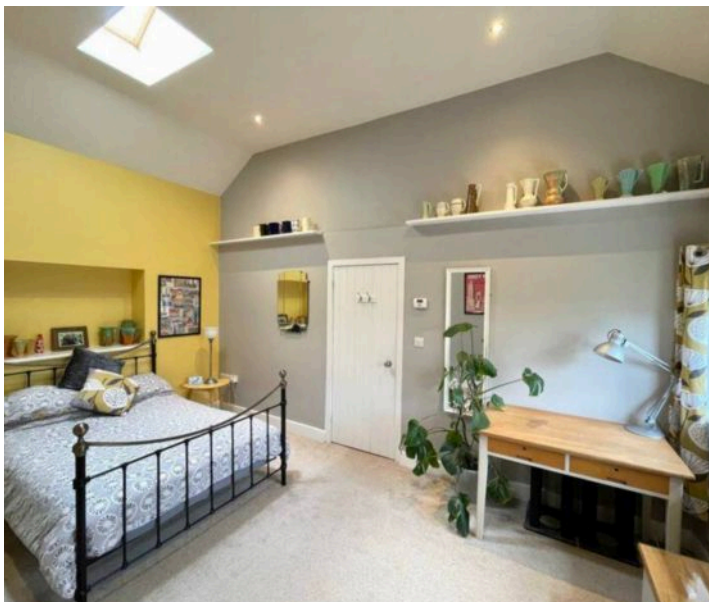
Wooden door with side windows that flood the room with natural light and offer wonderful views over the garden and countryside. Underfloor heating.

ENSUITE

White three-piece suite comprising of W/C, pedestal hand wash basin and large shower cubicle with sliding glass door and plumbed shower over. Fully tiled throughout. Underfloor heating.

BEDROOM THREE 15' 9" x 10' 6" (4.80m x 3.20m)

High vaulted ceiling with Velux window and wide wooden window to the rear courtyard. A spacious room. Underfloor heating.



FAMILY BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m)

White three-piece suite comprising W/C, hand wash basin, bath with glass shower screen to the side and rainfall shower over with hand-held sprayer. Tiled throughout with mosaic decorative border. Underfloor heating.









THE ANNEX

LOUNGE/DINER/KITCHEN 18' 8" x 17' 5" (5.69m x 5.31m)

Large wooden bifold doors looking out to the front garden and giving access to the annex patio. Half glazed wooden door with side window from the kitchen area. High ceilings with Velux window over. Kitchen area with white eye and base units complimented by granite effect worktop. Built in fridge/freezer, double electric oven, gas hob with extractor over, stainless steel sink with swan neck tap, dishwasher. Wooden window to side aspect. Tiled splashback. Two radiators and hallway to...

BEDROOM ONE 16' 1" x 15' 9" (4.90m x 4.80m)

Wooden door with full height window to the side looking out over the front garden and providing access to the annex patio. High ceilings with Velux window over and stone feature wall. Radiator. Door to main house and wooden door providing access to

ENSUITE

White three-piece suite comprising W/C, hand wash basin with mixer tap, shower cubicle with rainfall shower overhead and hand held sprayer. Tiled throughout.

BEDROOM TWO 13' 1" x 10' 6" (3.99m x 3.20m)

Large wooden French doors with full height windows looking out over the front garden and giving access to the annex patio. Built in wardrobe. Radiator. Wooden door into

ENSUITE

Wet-room with W/C, hand wash basin, Shower with glass screen and rainfall shower head over and hand held sprayer. Tiled throughout.









GARDEN

One and a half acres of well kept, lawned gardens with shrubbery and colourful plants to the front with a gravel driveway sweeping round from the entrance. Gravel parking area for possibly 8-10 vehicles. Decked area to the front of the main property with stunning views over the countryside out towards the engine house and a useful courtyard to the rear. Patio area outside the annex with hot tub (available by separate negotiation). Pathway from the parking area, past a shed, to the garden room.

THE GARDEN ROOM 7.12m x 3.49m

Large sliding patio door and wooden entrance door plus windows to rear and side aspect. A wonderful bonus and so useful to have. Possible holiday let? Son or daughter home? Or friends to stay.

KITCHEN AREA Dark blue kitchen units with stainless steel sink below with swan neck tap. Electric heater. Wooden door into....

SHOWER ROOM 1.66m x 1.7m White three-piece white suite comprising W/C, hand wash basin with mixer tap and corner electric shower over. Vinyl flooring.

SUMMER HOUSE

In the garden is the summer house. Wood construction.

DRIVEWAY PARKING

Large parking area with up to 10 parking spaces.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

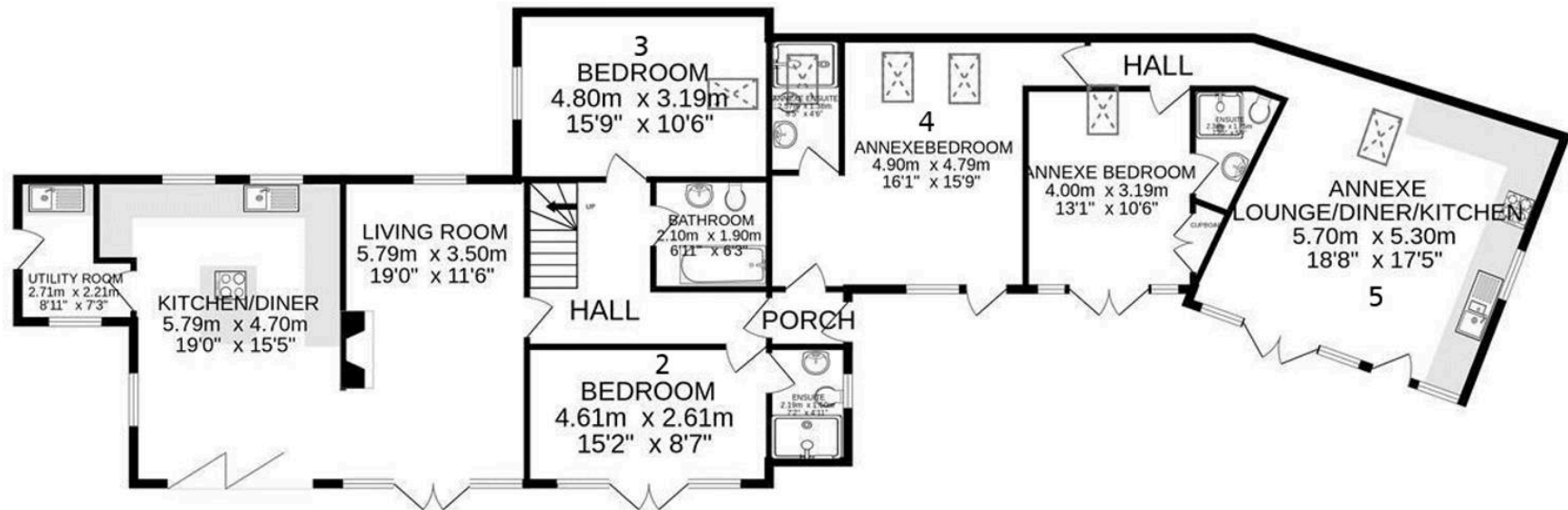
EPC Environmental Impact Rating: D

Services: Mains water & electricity. Oil fired central heating. Septic Tank

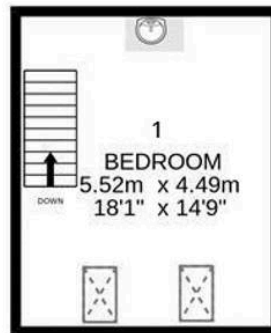




GROUND FLOOR



1ST FLOOR



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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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