

Killiworgie House

BLACK CROSS, NR NEWQUAY



Jackie Stanley
ESTATE AGENTS





- ***Detached Period Home with 0.3 acres of Beautiful Well Stocked Gardens***
- ***Three Double Bedrooms & Three Reception Rooms***
- ***Wealth of Original Features***
- ***Driveway Parking for Several Vehicles***
- ***Established Tiered Gardens with Vegetable Patch, Apple Trees & Wildlife Garden***
- ***Garage/Workshop, Garden Outbuilding & Summer House***
- ***Peaceful Rural Position Surrounded by Trees but with easy Access to the A39***



Killiworgie House is an impressive detached property which has been thoughtfully and sympathetically renovated over the years by the current owners, to provide a modern family home yet retaining it's original charm and character.

The property boasts some lovely original features such as high ceilings, stripped pine doors, sash windows and Victorian tiling to the entrance hall. The accommodation is spacious with generous size rooms and natural light flowing throughout. All the windows have been replaced and upgraded to Everest Heritage style sliding sash UPVC double glazed units.

The ground floor has three reception rooms—a dining area off the kitchen, a sitting room to the front of the property which could equally suit as a fourth bedroom together with a living room to the rear with a large skylight and access to a small patio area. The kitchen/dining area is a wonderful family space with a range of wall and floor cabinets, integrated appliances and a solid fuel Rayburn. The ground floor accommodation is complete with a utility room, shower room and side access through a greenhouse porch.

On the first floor there are three genuine double bedrooms, the master has built in wardrobes with sliding mirror doors. Lastly, the family bathroom is complete with corner shower cubicle, paneled bath, heated towel rail, wash basin and a separate cloakroom on the landing.

The gardens of Killiworgie House are wonderfully picturesque and superbly maintained. From the moment you approach the property and park on the driveway, you are welcomed by an abundance of trees and the sound of wildlife. There are several areas of sweeping lawn, patio areas, small pond, an abundance of carefully selected plants, shrubs and well established trees. There is a summer house, outbuilding or wood store and 20' x 16' garage/workshop. The garage/workshop has great potential to be converted into ancillary accommodation, subject to obtaining the necessary planning consent. With two separate parking areas and a gated area leading to the garage, there is plenty of parking for many vehicles. The curtilage of Killiworgie extends to approximately 0.3 acres. Services to the property include mains water, electricity and drainage with an oil fired central heating system. The loft has been part boarded and is very spacious. EPC rating D. Council tax band C. Ofcom indicate standard broadband availability. Ofcom indicate 5G mobile coverage.

Killiworgie House, Black Cross

TR8 4LU £675,000 guide



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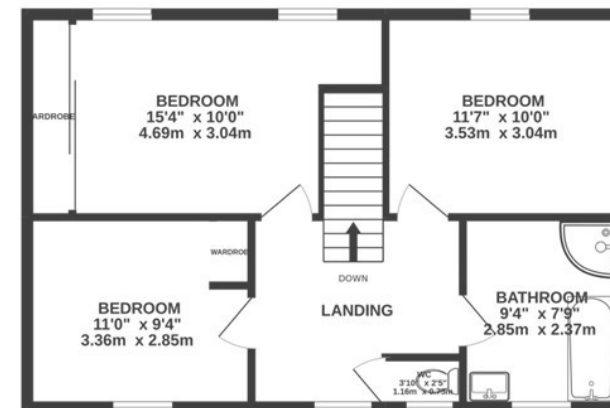


The locality of Killiworgie House allows for peaceful semi rural living yet is within easy reach of main transport links via the A39 and Newquay Airport which are just a short drive away. As such, we at Jackie Stanley highly recommend an internal and external viewing at the earliest opportunity to fully appreciate everything this unique property has to offer.

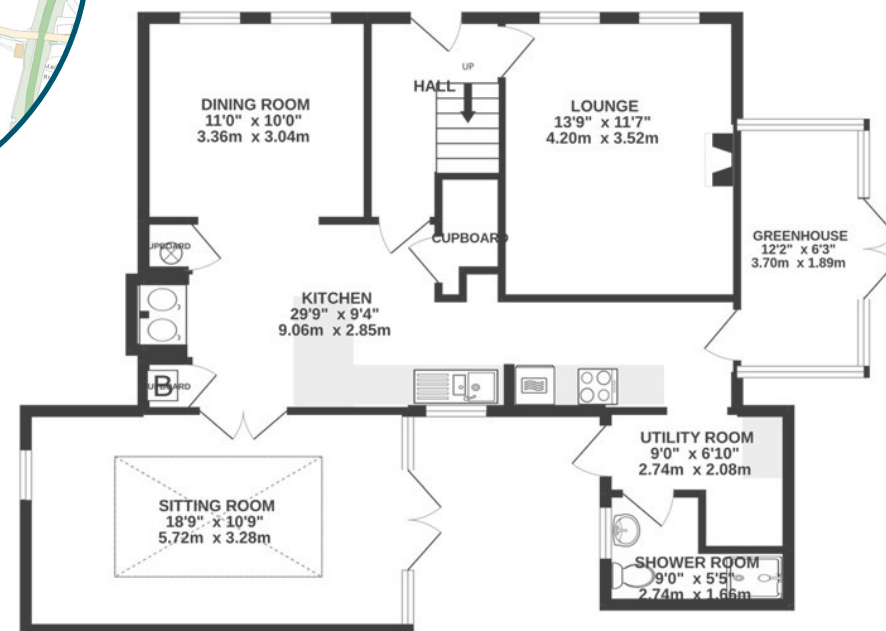
Killiworgie House sits privately and blissfully within the central hamlet of Black Cross, just 8.4 miles from the revered coastal hotspot of Watergate Bay, 8.2 miles from sought after Mawgan Porth and less than 13 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just 5.9 miles distant.

To find Killiworgie House, follow the A30 and turn off at Indian Queens to follow the A39 towards Newquay. At the first roundabout take the fourth exit onto Parka Road towards Black Cross. Proceed along this road for 0.8 miles and then turn left, continuing on this road for 0.2 miles and passing under a bridge. Proceed along the lane and then turn right as the lane forks. Killiworgie House can be found on the left after 135ft. The postcode for satellite navigation is TR8 4LU. What3words: chunked.interacts.nest

1ST FLOOR
 563 sq.ft. (52.3 sq.m.) approx.



GROUND FLOOR
 921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 sq.m.) approx.