



MAY WHETTER & GROSE

WELL COTTAGE, 5 KILHALLON, PAR, PL24 2RL ASKING PRICE £700,000

Ground Floor



First Floor



A UNIQUE OPPORTUNITY TO PURCHASE AN IDYLIC 4 BEDROOM DETACHED COTTAGE SET WITHIN BEAUTIFUL SURROUNDINGS OF APPROXIMATELY 3 ACRES OF LAND. VIEWS OVER LUXULYAN VALLEY, A FIELD FOR GRAZING, WILDLIFE POND, GARDENS AND OFF ROAD PARKING. SELLING CHAIN FREE!

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



Well Cottage, 5 Kilhallon, Par, PL24 2RL

LOCATION

Kilhallon is a small, peaceful hamlet in the parish of Tywardreath and Par. Ideally located on a quiet country lane, Well Cottage is within walking distance of convenience stores, doctors, a library, Par beach, pubs, cafes and importantly, great transport links including Par station which is on the mainline to London. For keen walkers, Luxulyan Valley is very close by as well as the southwest coastal path. Some of Cornwall's greatest attractions are also nearby including The Eden Project and the ancient harbour town of Fowey.

THE PROPERTY

A unique and exciting opportunity to purchase an idyllic cottage which has been much loved and cared for by the same family for 40 years. Well Cottage and grounds, offer a family the perfect lifestyle choice with approximately 3 acres of land and gardens to utilise and enjoy. The cottage could be extended and outbuildings converted - the two storey dwelling has lapsed planning for a conversion to a one bed home - to add accommodation or investment opportunity.

Originally three dwellings, Well Cottage has been sympathetically enhanced over the years to create a four bedroom, three reception room family home. The cottage oozes character and charm with period features becoming the focal point of rooms.

A front door opens into a spacious entrance hall with doors giving access to the dining room and reception room/snug. A built-in cupboard provides excellent storage for shoes and coats.

A warm and welcoming dining room provides the perfect place for family meals or entertaining, A large, stone inglenook fireplace provides a beautiful focal point to the room and currently houses an electric wood burner effect stove.

The kitchen and bathroom are single-storey later additions to the original cottage, both are in keeping. The well-equipped kitchen is set to the rear of the property and comprises ample wall and base units with an integral dishwasher, electric oven and hob. A door gives access to the side patio area.

A family bathroom comprises a bath, hand wash basin and WC.

From the entrance hall, you have access to a reception room/snug where the stairs rise to the first floor. This pretty room boasts a wrought iron fireplace with a slate hearth and could have a variety of uses, possibly an office or second lounge. As you follow through into what would have been the original third cottage, you enter the spacious and delightful sitting room with a beautiful stone fireplace made warm and cosy by a multi-fuel burner. A door leads to a boot room and useful utility space.



All four bedrooms (two double and two single) on the first floor boast fabulous elevated views over the land owned by the cottage and countryside beyond, including the World Heritage site of Luxulyan Valley famed for its river walks and 19th century mining remains.

Both double bedrooms have built-in cupboards with the sizeable principal room having an en suite, which comprises a shower cubicle, wash hand basin and WC.

In recent years the vendors have updated most of the windows to Upvc double glazing.

The property has oil-fired central heating.

OUTBUILDINGS

The cottage has a few small outbuildings ideal for garden equipment storage or potting shed and a detached dwelling which has lapsed planning to be a one-bedroom cottage, this could be extremely sweet and possibly offer an income. if developed and relevant planning consent is given.

GARDENS AND LAND

From the country lane, a driveway leads down to the cottage bearing right to continue to two further properties. Well Cottage owns the driveway with the two cottages having a right of way over. To the side is a covered carport and gravelled area which provides off-road parking. A wooden gate opens to a tarmac area giving access to the outbuilding and property. Behind the cottage is a steep garden laid to lawn where stunning elevated views of the countryside can be admired. Adjacent to the cottage is a mostly levelled lawned garden which is enclosed with hedging and mature shrubs.

Between the property, its established gardens and the land is a little known public footpath. This provides an ideal cut through to local amenities in St Blazey and the mainline train station. The small local Par to Newquay branch line borders the far edge of the property's land with the Par river flowing in-between.

The property benefits from a large field, previously grazed by goats and donkeys, a wildlife pond hidden away in a woodland area and further land left to wild meadow. The property sits on a plot of approximately 3 acres.

EPC RATING - E

TENURE - FREEHOLD

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.