



MAY WHETTER & GROSE

5 KILHALLON , PAR, PL24 2RL
GUIDE PRICE £750,000



**** VIDEO TOUR AVAILABLE ON REQUEST ****

A FINE DETACHED RESIDENCE SET WITHIN APPROX JUST UNDER FOUR ACRES OF FORMAL GARDENS, WOODLANDS AND FIELDS RETAINING MANY CHARACTER FEATURES A SHORT DISTANCE FROM THE BEACHES OF ST AUSTELL BAY AND THE PRIDEAUX AND LUXULYAN VALLEYS, OFFERING FOUR BEDROOMS, THREE RECEPTION ROOMS, AMPLE OFF ROAD PARKING AVAILABLE FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS! THE PROPERTY ALSO BENEFITS FROM PREVIOUS PLANNING PERMISSION TO CONVERT ONE OF THE OUTBUILDINGS INTO A DETACHED DWELLING. A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED, TUCKED AWAY CHARACTER RESIDENCE AND ITS GROUNDS.
SEE AGENTS NOTES.
EPC: E



Location



Kilhallon is a small, peaceful hamlet in the parish of Tywardreath and Par. Ideally located on a quiet country lane, 5 Kilhallon is within walking distance of convenience stores, doctors, 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.

Directions:

From St Austell, head out onto the A390, heading towards Tywardreath Highway. Pass the petrol station on your right hand side and over the railway crossing. Immediately after this, turn right, head up the hill, located very close to the top is a driveway on your right, 5 Kilhallon is located at the bottom of this driveway, accessed via a five bar gate.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Hall

9'8" x 6'7" (2.97m x 2.02m)



Updated Upvc double glazed door with upper obscure glazing allows external access into entrance hall. With door to middle lounge/snug and dining room. Carpeted flooring. Exposed ceiling beams. Textured ceiling. Door to the rear of the room opens to provide access to a useful inbuilt storage void offering tremendous shelving and hanging storage options. Radiator. Telephone point.

Middle Lounge/Snug

12'4" x 12'8" (3.76m x 3.87m)



Updated Upvc double glazed window to front elevation boasting delightful far reaching views over the fields to the land to the lower section of the property and the surrounding area in the distance. Carpeted stairs to first floor with open storage recess below. Carpeted flooring. Focal cast iron open fire with decorative surround, slate hearth, exposed ceiling beams opening through to main lounge. Textured ceiling. Radiator.

Lounge

17'5" x 12'3" (5.33m x 3.74m)



Two updated Upvc double glazed windows to front elevation again affording delightful views over the fields to the lower section of the property. Focal stone fireplace housing multi fuel burner complete with original cloam oven set to the rear left hand side. Tiled hearth with wooden mantel. Two radiators. Exposed ceiling beams. Textured ceiling. Door through to office/access. Telephone point. Carpeted flooring.

Office/Access

11'2" x 5'9" max (3.42m x 1.77m max)

Wood framed single glazed door to front elevation with wood frame single glazed window to side. Opening through to utility/rear access. Carpeted flooring. Textured ceiling. BT Openreach Telephone point. Carpeted flooring. Radiator. This room was previously utilised as an office area.

Utility/Rear Access

15'8" x 5'8" (4.80m x 1.75m)

Wood framed door with single glazed inserts allowing access to the rear of the property. Door through to boiler cupboard. Carpeted flooring. Exposed ceiling beams. Textured ceiling. Single glazed window to rear elevation. Radiator. Carpeted flooring. Space and plumbing for washing machine. To the rear of the room door opens to provide access to boiler cupboard housing the oil fired, free standing central heating boiler with wood framed single glazed window to the rear.

Dining Room

11'10" x 12'6" (3.61m x 3.82m)



Updated Upvc double glazed windows to front and side elevations. Doors through to bathroom and kitchen. Focal exposed stone fireplace housing imitation multi fuel burner with wooden mantel above. Carpeted flooring. Radiator. Exposed ceiling beams. Textured ceiling. Mains enclosed fuse box. Space for dining table.

Kitchen

19'9" x 7'8" (6.04m x 2.35m)



Hardwood stable door provides access to the rear patio with multi single glazed panels. Further wood frame single glazed window to side elevation. Additional wood frame single glazed window to rear elevation and two more wood frame windows, one double glazed and one single glazed to opposite side elevation. Matching wall and base kitchen units. Tiled flooring. Roll top work surfaces. Stainless steel one and half bowl sink matching draining board and central mixer tap. Velux wood frame double glazed skylight window. The kitchen benefits from integral dishwasher, electric oven with four ring hob above and fitted extractor fan over. Textured ceiling. Tiled flooring. Radiator. Space for additional appliances.

Bathroom

9'10" x 6'2" (3.01m x 1.90m)



Two wood frame double glazed windows to side elevation and one wood frame double glazed window to front elevation, all with obscure glazing. Matching classic three piece white bathroom suite comprising low level flush WC, ceramic bath with central mixer tap and fitted shower attachment and ceramic hand wash basin. Tiled flooring. Part wood clad walls. Radiator. Textured ceiling.

Landing

22'0" x 12'2" max (6.73m x 3.73m max)

Updated Upvc double glazed window to front elevation. Doors off to Bedrooms one, two, three and four. Carpeted flooring. Textured ceiling. Loft access hatch. One high level Upvc double glazed window to rear elevation.

Bedroom One

12'4" x 16'7" (3.78m x 5.06m)



A truly delightful principal bedroom with two updated Upvc double glazed windows to front elevation with fabulous views once again over the property's ground and surrounding area in the distance. Textured ceiling. Carpeted flooring. Door through to en-suite.

Radiator. Two sets of twin doors access the built in wardrobe providing tremendous storage, shelving and hanging space. Loft access hatch.

En-Suite

10'5" x 5'1" (3.19m x 1.55m)



Twin aspect en-suite with wood frame double glazed window to side elevation and wood frame single glazed window to rear elevation. Matching three piece white en-suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and fitted shower enclosure with wall mounted electric shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Heated towel rail. Exposed ceiling beams.

Bedroom Two

12'6" x 10'5" (3.83m x 3.18m)



Updated Upvc double glazed window to front elevation enjoying a fantastic outlook over the property's surrounding land and surrounding area in the distance. Radiator. Carpeted flooring. Textured ceiling. Built in wardrobe offering tremendous hanging and shelved storage.

Bedroom Three

9'3" x 8'2" (2.83m x 2.50m)



Updated Upvc double glazed window to front elevation enjoying a delightful outlook over the property's grounds with the surrounding area in the distance. Carpeted flooring. Radiator. Textured ceiling. Loft access hatch.

Bedroom Four

9'5" x 7'11" (2.88m x 2.42m)



Updated Upvc double glazed window to front elevation again affording spectacular views over the property's ground and the surrounding area in the distance. Carpeted flooring. Radiator. Textured ceiling.

External Description



A tarmac drive leads down with a covered car port on the left hand side allowing off road parking for numerous vehicles. A five bar gate then opens to provide access to a further hard standing area with a well stocked area of lawn to the left hand side, complete with original well. Steps lead up to a sloped area of lawn to the rear of the property. The hard standing area flows across the front of the property, providing access to a two storey outbuilding.

Two Storey Outbuilding

16'2" x 12'5" m ground floor, first floor 16'5" x (4.95m x 3.79m ground floor, first floor 5.01m x 3)



This area benefits from light and power and has lapsed planning permission to convert into a detached two bedroom dwelling. This will likely greatly appeal to those looking to put their own mark on the property. To the left hand side is an open storage recess housing the property's oil tank and a further area to keep wood and logs. Between the outbuilding and the property a paved patio flows beautifully off the kitchen with the high level sloped lawn to the rear of the property. An additional five bar gate then opens to provide access to the property's house garden laid to lawn and well stocked with an array of evergreen

planting and shrubbery flowing across the front of the property. The hard standing walk way flows across the front of the cottage providing access to the opposite side. To the right hand side is an additional outbuilding.

Additional Outbuilding One

16'7" x 6'3" (5.06m x 1.92m)

Currently utilised as a wood store.

Additional Outbuilding Two

10'10" x 7'3" (3.32m x 2.21m)



This building is attached to the property. There is also a greenhouse, lawn and a hardstanding walk way flows up past the greenhouse and potting area to a further generous expanse of lawn, which is well shielded and well stocked with an array of evergreen planting and shrubbery. Another fabulous benefit to the property are the fields located directly in front, believed to total circa three acres. This ground offers a pond and numerous trees. A blank canvas for any keen gardeners.

YouTube Drone Footage



Interested parties are advised to visit:
<https://youtu.be/Bstvp-mYjBg?si=9kqBK-Sor5JdZrjE>
 to enjoy drone footage of the property and surrounding area.

Agents Note



There is access to Number 13 and 15 Kilhallon over the driveway of Number 5.
 There is a public footpath across the driveway of Number 5.
 The property has Septic Tank drainage.
 Oil central heating, updated windows in 2022 and a new roof 10 years ago. The property also benefits from lapsed planning permission to convert one of the outbuildings.



Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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