



MAY WHETTER & GROSE

13 KILHALLON, PAR, PL24 2RL
GUIDE PRICE £250,000



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

AN EXCITING OPPORTUNITY TO PURCHASE A COMPLETELY RENOVATED SEMI DETACHED ONE BEDROOM (FORMER TWO BEDROOM) COTTAGE. ENJOYING ITS OWN PARKING AND A FABULOUS, SPACIOUS REAR GARDEN. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE SETTING AND ATTENTION TO DETAIL ACHIEVED.

EPC: F



Kilhallon is a hamlet situated near Par, an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions:

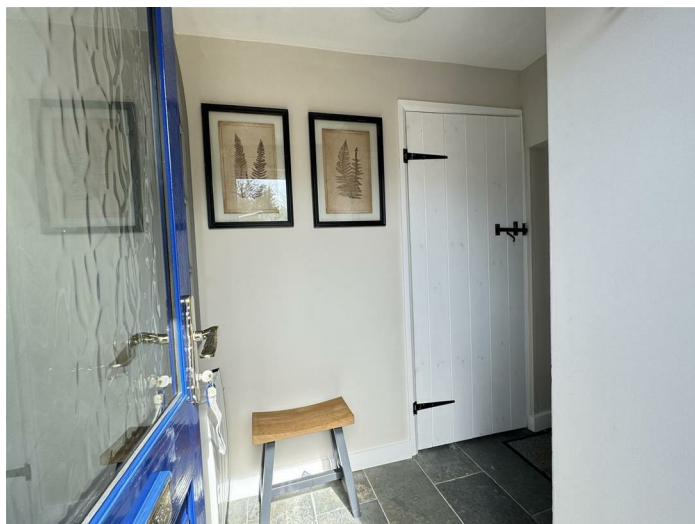


From St Austell, head out onto the A390, heading towards Tywardreath Highway. Pass the petrol station on your right hand side and over the railway crossing. Immediately after this, turn right, head up the hill, located very close to the top is a driveway on your right, 13 Kilhallon is located towards the bottom of this driveway, with parking available on the right hand side.

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

Entrance Hall

6'4" x 5'2" (1.95m x 1.58m)



Updated front door with upper obscure glazing allows external access into entrance hall. Doors through to updated shower room and lounge. Tiled flooring. Updated wall mounted thermostatically controlled electric heater. Door provides access to boiler cupboard housing the hot water cylinder with further high level storage above. Continuation of tiled flooring set within.

Shower Room:

6'3" x 5'7" (1.93m x 1.72m)



Updated Upvc sash window with obscure glazing to side elevation. Updated three piece white classic shower suite comprising: low level flush WC, ceramic hand wash basin set on vanity storage unit offering additional storage options below and fitted shower enclosure with wall mounted classic style shower with overhead and detachable nozzle. Tiled walls to water sensitive areas continuation of slate tile flooring. Electric plug in shaver point. Wall mounted circular mirror with inset LED lighting. Heated towel rail. Fitted extractor fan.

Lounge:

12'3" x 14'2" (3.75m x 4.33m)



A delightful twin aspect lounge with updated sash Upvc window to front elevation and updated Upvc double glazed window to rear elevation, both with deep sills which provide window seats. Opening through to updated kitchen. Carpeted stairs to first floor. Continuation of slate tiled flooring. Exposed ceiling beams, wall mounted electric heater with inbuilt thermostat. Door provides access to under stairs storage void. Focal imitation fire place housing an Ever Hot range. Telephone point and Television aerial point.

**Kitchen**

11'7" x 7'5" (3.54m x 2.27m)



Delightful twin aspect kitchen with updated Upvc double glazed sash window to front elevation and updated Upvc double glazed window to rear elevation, both with deep sills which double as window seats. Updated matching kitchen base units. Square edge work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Fitted electric oven with four ring buttonless induction hob over and fitted extractor hood above. Continuation of slate tile flooring. Bespoke inbuilt storage shelves. Exposed ceiling beams. Wall mounted electric heater with inbuilt thermostat. The kitchen benefits from soft close technology and also houses integral washing machine and integral fridge.

**Landing:**

8'1" x 2'7" (2.48m x 0.80)

With door through to dressing room/bedroom two. Carpeted flooring.

Note: The door into the primary bedroom was previously accessed off this hallway and could easily be reinstated if an independent second bedroom was required.

Dressing Room/Bedroom Two

11'10" m x 8'0" m (3.63 m x 2.44 m)



External Description:

A well lit twin aspect room with updated Upvc double glazed sash window to front elevation with further updated uPVC window to rear elevation. Carpeted flooring. Loft access hatch. Part exposed ceiling beams. Door through to primary bedroom. Wall mounted electric heater with inbuilt thermostat.



Accessed off a quiet track which serves just one other property, upon driving towards the cottage on the right hand side a granite chipped area provides off road parking. The slope then provides access to number thirteen.

Bedroom One:

18'4" x 12'2" (5.60m x 3.73m)



External:

Two updated sash windows to front elevation enjoying a delightful outlook over the spacious rear garden. Updated carpeted flooring. Part exposed ceiling beams. Wall mounted electric heater with inbuilt thermostat. Loft access hatch. Door provides access to inbuilt storage void, offering hanging storage facilities. As previously mentioned the door could be removed and the former independent door into this room could be reinstated should the need arise.



To the front, a walkway serves one other property

(attached to the right hand side of this property) and leads down to provide access to a well stocked frontage with an array of evergreen planting and shrubbery. Chippings lead down the left hand side of the property. An iron gate providing access to the spacious rear garden. A hard standing area then provides access to the front door. Directly opposite the property is a useful stone outbuilding offering tremendous scope and storage options, complete with out door tap.

The rear garden is segmented into two areas. The initial garden is well enclosed with wood fencing to right and rear elevations with an earth bank to the left hand side. Laid to lawn and well stocked with an array of evergreen planting and shrubbery with open beds to the right, left and rear. A gate then opens to provide access to a further expanse of lawn located to the rear of the property. Although open to the adjacent field, we understand this boundary will be re-instated prior to completion.

An early viewing is advised to fully appreciate this much improved Cornish cottage. A real credit to its current owners. Beautifully presented to the highest of standards. We also understand that the property has had new windows throughout, a new shower room, new kitchen, new electrics and an updated septic tank. A complete refurbishment with a fantastic level of finish, not to be missed.

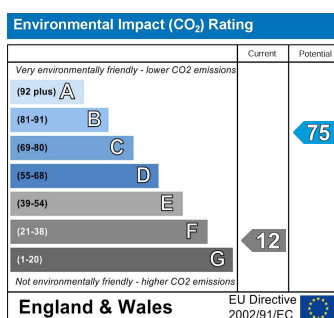
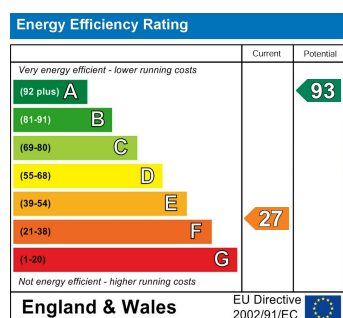
Agents Note



The neighbouring property has a right of way over the driveway.

Please note Septic Tank drainage

Council Tax Band: B





Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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