



Crippas Hill, St Just TR19

£525,000



ANDREW
EXELBY
ESTATE AGENTS

Crippas Hill, St Just TR19

For Sale for the first time in nearly 40 years is this substantial five bedroom home set in extensive grounds made up of beautiful gardens in Kelynack, near St Just.





DESCRIPTION

Set high above Kelynack and Cot Valley, is this handsome and extremely well-kept 5 bedroom house with a wonderfully bright and open outlook that was previously run as a popular guest house.

Accommodation to the ground floor consists of two good-size reception rooms, a kitchen, an additional utility/laundry room with cellar as well as a sunny, south-facing sun room overlooking the front gardens. The space on offer is substantial, and flexible - with principal reception rooms offering character in the form of exposed beams and granite. The kitchen is complemented by a spacious utility room with a further cellar area that is ideal for additional storage.

To the first floor, are five double bedrooms, the largest of which has two south-facing windows offering gorgeous views and an ensuite bathroom. Two of the other bedrooms have ensuite shower rooms, and there is a family bathroom also. Additionally to the first floor is a useful walk-in attic space with a rooflight window - making an ideal office or even more storage room.

Surrounding the property are fantastic gardens; made up of areas used for growing, terraced lawned areas, a patio and a wilder garden area packed with primroses, and bluebells. In total the gardens extend all around the property, incorporating a greenhouse, a summerhouse, storage shed and even the old gable end wall (including fireplace) of a pre-existing cottage once found here.





LIVING ROOM

3.83m x 4.83m (12'6" x 15'10")

Large reception room with exposed beams and fireplace with granite surround. Aluminium double glazed window through to conservatory. Carpet. Radiator.

SUN ROOM

2.32m x 4.4m (7'7" x 14'5")

South-facing sun room/conservatory with three uPVC double glazed windows and sliding doors out to garden. Carpet. Radiator.

DINING ROOM

4.1m x 3.48m (13'5" x 11'5")

Second reception room with granite fireplace (decorative) and exposed granite feature walls. uPVC double glazed window to front. Understairs storage cupboard. Carpet. Radiator.

KITCHEN

4.15m x 2.52m (13'7" x 8'3")

Dual aspect room with range of base and wall units topped with laminate worksurfaces, stainless steel sink and drainer and integrated gas hob (LPG). Built-in oven and grill. Two uPVC double glazed windows. Tiled walls. Vinyl floor.

UTILITY ROOM

2.37m x 4.57m (7'9" x 14'11")

Dual aspect room with two uPVC double glazed windows. Range of base and wall units with laminate worksurfaces, Space and plumbing for laundry appliances. Double, stainless steel sink and drainers. Vinyl floor. Radiator.

CELLAR

1.85m x 4.07m (6'0" x 13'4")

Storage space with some built-in wine racks and shelving.

BEDROOM

4.02m x 4.82m (13'2" x 15'9")

Large double bedroom with two uPVC double glazed windows to front. Carpet. Radiator.

ENSUITE BATHROOM

1.09m x 2.33m (3'6" x 7'7")

Suite comprises bath with shower attachment, wash basin and low-level WC Vinyl floor. Heated towel rail. uPVC double glazed window to rear.

LANDING

8.8m x 0.9m (28'10" x 2'11")

Airing cupboard. Rooflight. Carpet.





BEDROOM

4.35m x 3.45m (14'3" x 11'3") inc Ensuite
Large double bedroom with two uPVC double glazed windows. Carpet. Radiator.

ENSUITE SHOWER ROOM

0.98m x 2.43m (3'2" x 7'11")
Suite comprises shower cubicle with electric shower, wash basin and low-level WC. Heated towel rail. Tiled walls. uPVC double glazed window. Vinyl floor.

BEDROOM

3.56m x 2.56m (11'8" x 8'4")
Double bedroom with uPVC double glazed window to side garden. Carpet. Radiator.



ENSUITE SHOWER ROOM

0.98m x 2.4m (3'2" x 7'10")
Suite comprises shower cubicle with electric shower, wash basin and low-level WC. Heated towel rail. Tiled walls. uPVC double glazed window. Vinyl floor.

BEDROOM

3.03m x 3.6m (9'11" x 11'9")
Double bedroom with large built-in wardrobes and uPVC double glazed window to front. Carpet. Radiator.

BEDROOM

4.3m x 2.53m (14'1" x 8'3")
Dual aspect double bedroom with two uPVC double glazed windows and distant sea view. Carpet. Radiator.



ATTIC/OFFICE

2.42m x 4.58m (7'11" x 15'0")
Ceiling height is approx 1.54m.
Two Velux rooflights. Carpet. Radiator.

BATHROOM

2.5m x 2.43m (8'2" x 7'11")
Suite comprises bath with mixer shower over, wash basin, low-level WC and radiator. uPVC double glazed window. Carpet.

DOUBLE GARAGE

6.1m x 4.9m (20'0" x 16'0")
Double garage with two up and over doors. Timber side door and single glazed window. Mains power.

GARDENS

Expansive gardens that extend around the property in all directions incorporating an area once used for growing vegetables and fruit, with fruit cages still in situ. Greenhouse. Garden runs up the side of the property where the old gable end wall can be found as well as a small storage space under the property.

On the other side of the property, steps lead you up to the first terrace of lawn with shrubs and crabapple trees, that meanders up to a further lawned terrace that ends at the summerhouse and patio area.

AGENTS NOTE

Property Type & Construction: Granite or whinstone, as built, no insulation (assumed) and cavity wall, as built, with insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Septic tank | **Heating:** External oil boiler and radiators | **Broadband:** ADSL & FTTC | **Mobile Coverage:** Networks likely available but limited are EE, and Three with O2 and Vodafone having no reception | **Parking:** Driveway, plus Double Garage | **Restrictions/Covenants:** None | **Rights of Way/Easements:** None | **Flood Risk:** No | **Coastal Erosion Risk:** No | **Planning Permission:** None | **Accessibility/Adaptations:** No | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** Conservation area | **Local Authority:** Cornwall County Council | **Property orientation from front:** South | **Viewings** - By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL:





ANDREW
EXELBY
ESTATE AGENTS