



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9705

Offers around £575,000

**Kernick House,  
2 Poltair Road, St Austell, Cornwall, PL25 4LR**

**FREEHOLD**



**An elegant, detached period residence providing circa 3,582sq.ft. of high quality accommodation, comprising 5/6 beds and 2 bath/shower rooms in the main property, with an attached single storey self-contained 1 bed roomed annexe, occupying a glorious, extremely private plot with densely stocked mature borders. Discreetly accessed via a gated entrance off of a highly desirable treelined road close to the town centre. An exquisite family house with walled gardens, generous parking and a detached garage/workshop.**





**SUMMARY OF ACCOMMODATION – In all, around 3,582sq.ft.**

**Ground Floor** Entrance vestibule, inner entrance hallway, drawing/dining room, sitting room/snug, kitchen/breakfast room, conservatory, home office/large storage cupboard, utility room, ground floor wc.

**First Floor** 3 double bedrooms, one of which benefits from en-suite facilities, a nursery/second home study with doorway accessing the first floor veranda. Family bathroom.

**Second Floor** 2 double bedrooms, one of which benefits from views towards Carlyon Bay.

**Annexe** An attached single storey annexe with double bedroom, living/dining room, kitchen, shower room.

**Outside** Detached garage with coal store and workshop to the rear, forecourt parking for several vehicles to the front and side elevations, walled gardens, predominantly laid to lawn with densely stocked borders and a raised patio area housing a greenhouse.

**DESCRIPTION**

Kernick House is discreetly situated behind a gated entrance off of the desirable, treelined Poltair Road. Once entering through the gateway, there is a large forecourt laid with stone

chips providing parking for several vehicles, with the driveway continuing to the left hand side of the property. Steps lead to a covered veranda which in turn provides access to the entrance vestibule. From the entrance vestibule, you enter an inner entrance hallway laid with traditional tessellated tiled flooring, also benefitting from moulded corbelled archways and ceiling cornicing, providing access to the sitting room/snug, ground floor wc and the drawing room/dining room, a delightful dual aspect room with timber boarded flooring, high skirting boards, picture rails, ceiling cornicing and ceiling roses with multiple sash windows to the front and side elevations. Also at ground floor level is a kitchen/breakfast room housing an Aga and various other integrated appliances, a conservatory providing direct access into the walled gardens, a useful storage room/home office and a sizeable utility room.

With a turning staircase leading from ground floor level to first floor level with a large full height obscured window at mid landing level, the landing at first floor level opens into three double bedrooms, one of which benefits from a walk-in dressing room and en-suite shower room, as well as a nursery/home office providing access onto the first floor veranda and a family bathroom. At second floor level there are two further double bedrooms, one of which benefits from views towards Carlyon Bay.

Attached to the main residence, is a single storey annexe with a living/dining room, double bedroom, kitchen and shower room, perfect for dependent relatives or as supplementary income.

Externally, there is a large stone chipped forecourt providing parking for several vehicles with a driveway continuing to the side of the property. There is a detached garage with coal store and workshop to the rear. The gardens are laid to lawn and of a level gradient and are well enclosed by densely stocked borders housing a number of mature shrubs and trees. There are two separate areas of gardens, one of which houses a raised area of decking and a summerhouse, whilst elsewhere there is a raised patio housing a greenhouse.

## **LOCATION**

Poltair Road is a tree lined road situated within just a few minutes' walk of St Austell town centre, in a quiet, elevated position with views, particularly from the first and second floor towards Carlyon Bay. With easy access to the town's amenities which comprise a shopping centre in the high street with a varied retail base, numerous sports clubs, leisure facilities and primary and secondary schooling as well as the out of town trading estates and supermarkets. The town has a bus station and mainline railway station with a direct link to London Paddington with approximate travel time of 4½ hours.

The town is conveniently situated close to St Austell Bay, around which are a lovely variety of golden sand beaches facing the English Channel, between Gribbin Head to the east and Trenowan Headland (Black Head) to the west. The local beaches offer excellent bathing all year round and the local beach at Porthpean has an active sailing club and golf course. There are further golf clubs at Carlyon Bay and St Austell.

To the south lies the picturesque fishing village of Mevagissey which still has an active fishing fleet and from the inner and outer harbours, fishing trips can be booked. 15 miles away to the south west lies the county capital of Truro providing a wider retail base, leisure, commercial facilities, private and state schooling and the Hall for Cornwall theatre which provides theatrical and musical events throughout the year.



To the north west lies Cornwall Airport Newquay which provides daily flights to a variety of UK and an ever increasing number of European destinations. The north coast resorts of Newquay, Perranporth and St Agnes are within easy reach offering excellent surfing on Cornwall's wide Atlantic coastline.

The road network from St Austell is excellent out to the A30 which remains largely dual carriageway then northwards into Devon where it connects to Exeter to the national motorway network, whilst to the south the A30 provides swift access to a wide variety of south and north coastal resorts, culminating in Land's End on England's most western tip.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Accessed via a covered veranda from the parking area with a timber entrance door with stained glass panels and stained glass fanlight opening into the:-

**ENTRANCE VESTIBULE** With traditional tessellated tiled flooring, dado railing, picture railing, ceiling cornice and timber casement door opening into the:-

**INNER ENTRANCE HALLWAY** With traditional tessellated tiled flooring, dado railing, picture railing, ceiling cornice, decorate corbelled archway, understairs storage cupboard, staircase rising to first floor level. Doors to the ground floor wc, kitchen/breakfast room, second reception room (see below) and further door into:-

**DRAWING / DINING ROOM – 26'9" x 16'1"**  
**maximum measurements taken** An impressive dual aspect room with a number of sash windows to the front and side elevations, timber boarded flooring throughout.

**DRAWING ROOM** Picture railing, ceiling cornice, central moulded ceiling rose, deep bay window with multiple sash windows overlooking the veranda and gardens, period tubular radiator. Inset open fire on a slate hearth with cast iron surround and decorative timber outer surround and lintel over.



**DINING ROOM** With picture railing, ceiling cornice, central moulded ceiling rose, three sets of three quarter height sash windows to the rear elevation overlooking the gardens, traditional tubular radiator, bespoke fitted book casing with a number of storage compartments.

**SITTING ROOM / SNUG – 13'4" x 12'3" measurements taken into alcoves** With timber boarded flooring, picture rails, decorative ceiling cornice, central moulded ceiling rose, deep bay window to the front elevation with sash windows overlooking the forecourt, wall mounted radiator, decorative open fireplace with a tiled hearth and decorative timber surround and lintel over.

**GROUND FLOOR WC** Low flush wc, pedestal wash hand basin with hot and cold taps, aqua panel splashback, obscured window to the side elevation.



**KITCHEN / BREAKFAST ROOM – 14'8" x 12'1"** With tiled flooring. A comprehensively fitted kitchen with a range of working surfaces with tiled splashbacks, matt finished timber cupboards beneath and additional wall mounted cupboards above for storage. Spaces for dishwasher and fridge/freezer with integrated mid-level oven, four ring ceramic hob, integrated oil fired Aga with tiled surround, inset porcelain 1½ bowl sink with side drainer with hot and cold mixer tap, further bespoke integrated cabinetry with exposed shelving and storage cupboards. Doorway through to:-

**CONSERVATORY – 15'2" x 9'9"** With tiled flooring, full height double glazed windows to the side elevation overlooking the gardens. Double glazed sliding doors opening into the gardens. Doorway through to utility room and further doorway opening into:-

**STORE CUPBOARD / HOME OFFICE – 9'10" x 6'10"** Currently utilised by our vendors as a storage cupboard, with the potential to be repurposed into a home office, with windows to the side and rear elevation.

**UTILITY ROOM – 14'3" x 11'1"** An extremely useful utility space with a range of working surfaces with partially tiled splashbacks, spaces undercounter for washing machine, tumble dryer and undercounter fridge, additional space for fridge/freezer. Ideal oil fired central heating boiler. Two integrated storage cupboards with further exposed storage shelves. Multi pane windows to the side elevation with an external entrance door opening onto the



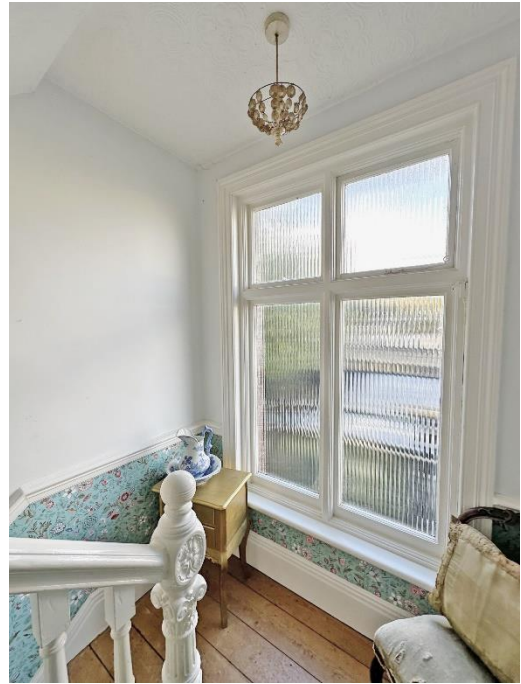
driveway. Further internal door opening into the self-contained apartment/annexe (see below).

### **FIRST FLOOR**

Approached via a turning staircase from ground floor level with dado railing and a mid-landing with full height obscured multi pane window to the side elevation and timber boarded flooring leading to the first floor:-

**LANDING** With timber boarded flooring, picture railing, decorative ceiling cornice, wall mounted radiator, doors to three double bedrooms and a nursery as well as the family bathroom, with the staircase continuing on to second floor level.

**BEDROOM 1 – 14'6" x 12'1"** With timber boarded flooring, picture rails, multi pane sash windows to the side and rear elevations allowing much natural light, with particularly pleasant views over the gardens towards Carlyon Bay. Wall mounted radiator, doorway opening into a walk-in wardrobe with hanging space and further doorway opening into:-



**EN-SUITE SHOWER ROOM** With low flush wc, pedestal wash hand basin with hot and cold taps, corner shower unit with shower over and tiled surround, shower curtain, porthole style window with stained glass insets to the rear elevation which, when open, provide far reaching views across the town towards Carlyon Bay.

**BEDROOM 2 – 14'9" x 12'3" measurements taken into bay window** With timber boarded flooring, picture rails, coved ceiling, deep bay window with sash windows to the front elevation benefitting from views over the forecourt and tree lined surrounds. Wall mounted radiator, decorative fireplace and mounted wash hand basin with hot and cold taps, tiled splashbacks and vanity cupboards beneath.



**BEDROOM 3 – 14'3" x 11'8"** Another dual aspect room with three quarter height sash windows to the front and side elevations overlooking the first floor veranda and gardens. Timber boarded flooring, picture rails, coved ceiling, wall mounted radiator, decorative cash iron fire with a cash iron surround and lintel over on a tiled hearth.

**NURSERY / HOME OFFICE – 7'11" x 6'5"** With picture rails, wall mounted radiator, double timber doors with glazed panels opening onto the covered first floor veranda.

**FAMILY BATHROOM** With tiled flooring, three quarter height timber panelled walls with high level dado railing, low flush wc, pedestal wash hand basin with hot and cold mixer taps, wall mounted downlighter above, freestanding claw foot bath with hot and cold mixer tap and shower attachment. Double shower unit with shower over, tiled surround and glass door. Large airing cupboard with shelving/hanging space. Wall mounted radiator, an obscured double glazed window to the side elevation.



**VERANDA** Accessed via the nursery/home office there is a covered veranda at first floor level with timber rails and spindles that engulfs part of the front and side elevations, the veranda benefits from pleasant views over the gardens with far reaching views across the town of St Austell towards Carlyon Bay with sea glimpses in the distance.





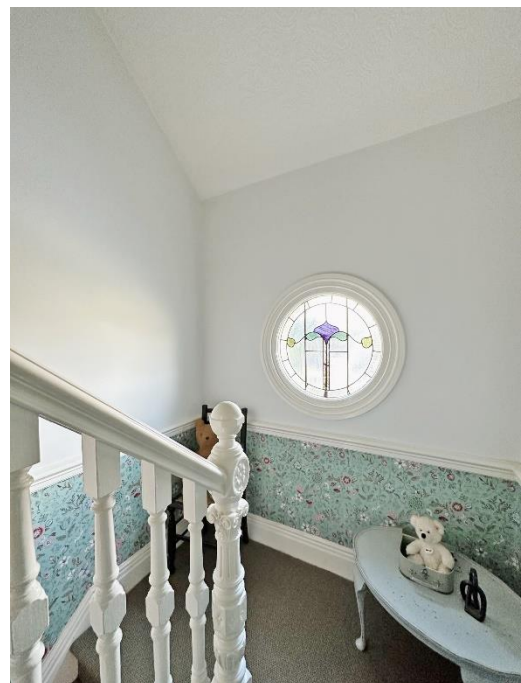
## **SECOND FLOOR**

With the turning timber staircase rising from first floor level with timber balustrades and decorative timber spindles with a half landing with stained glass porthole style window to the side elevation and dado rails throughout opening onto the second floor:-

**LANDING** With dado railing, integrated storage cupboard with shelving space and access to two further double bedrooms.

**BEDROOM 4 – 13'6" x 11'10" measurements taken into wardrobes** With partially sloping ceilings, two sets of built-in wardrobes with shelving and hanging space, wall mounted radiator, multi pane sash window to the rear elevation benefitting from a stunning outlook over St Austell town towards Carlyon Bay in the distance with sea views.

**BEDROOM 5 – 13'6" x 12'2" measurements taken into wardrobes** With partially sloping ceilings, triple built-in storage cupboards with shelving space, tall sash window to the front elevation benefitting from views over the forecourt and sylvan surrounds. Wall mounted radiator.







### **ANNEXE APARTMENT**

With its own private entrance from the driveway or, with the potential to be internally accessed from the utility room, a self-contained one bedroomed annexe apartment, perfect for dependent relatives or to be let out.

**LIVING / DINING ROOM – 16'4" x 11'3"** With double glazed patio doors from the driveway opening into the living room with double glazed side returns. Wall mounted radiator, doorway through to:-





**BEDROOM – 16' x 10'6"** With wall mounted radiator, broad multi pane windows to the front elevation overlooking the driveway, doorway through to:-

**INNER HALL** An inner hallway providing access to the kitchen, shower room with the further potential to return to the main residence via the utility room through an internal access doorway.

**KITCHEN – 9'8" x 7'5"** A comprehensively fitted kitchen with a range of working surfaces with tiled splashbacks, matt finished base level cupboards below and wall mounted cupboards above and further wall mounted storage shelves. Inset stainless steel sink with side drainer, hot and cold mixer tap, space for fridge/freezer, space for cooker, multi pane windows to the side elevation overlooking the gardens.

**SHOWER ROOM** Low flush wc, pedestal wash hand basin with hot and cold taps, tiled surround with splashback, corner shower unit with shower over with tiled surround and glass screen and door. Airing cupboard with hot water cylinder and integrated shelving, wall mounted radiator, obscured window to the side elevation and loft access.



## OUTSIDE

To the front of Kernick House, accessed via an ornate pair of cast iron gates from Poltair Road is a large forecourt parking area laid with stone chippings suitable for several vehicles. The forecourt is well enclosed by mature trees and high walls for good degrees of privacy. The driveway carries on to the side of the property providing access to the garage and a workshop/storage shed as well as a coal shed.

**GARAGE – 17'3" x 10'6"** With timber doors opening into the garage with lighting and power and windows to the side elevation.

**STORAGE SHED / WORKSHOP – 12' x 12'.**



The rest of the gardens at Kernick House are situated to the southerly side elevation and comprise of two large areas of levelled lawn separated by a timber fence. The main garden is well enclosed by a variety of mature shrubs, plants and trees including rhododendrons, camellias, apple trees and hydrangeas, there is also a useful greenhouse toward the front boundary wall. The second area of garden is once again of a level gradient and predominantly laid to lawn, it is well enclosed by walling and densely stocked boundaries housing a variety of mature shrubs and plants.



There is a beautiful tree fern that sits centrally within the lawn as well as a raised area of decking with timber built summerhouse to the southern boundary. A timber pedestrian gateway provides access to a raised area of patio which houses a greenhouse with densely stocked flowerbed borders housing a variety of shrubs and plants including a hydrangea. There is a covered veranda at ground floor level which wraps around the majority of the southern and western elevations of the property ensuring good levels of light and sun throughout the day. The veranda has traditional tiled flooring and is enclosed by timber balustrades and spindles which are clad in wisteria.





**Not to scale – for identification purposes only.**



## Poltair Road, St. Austell

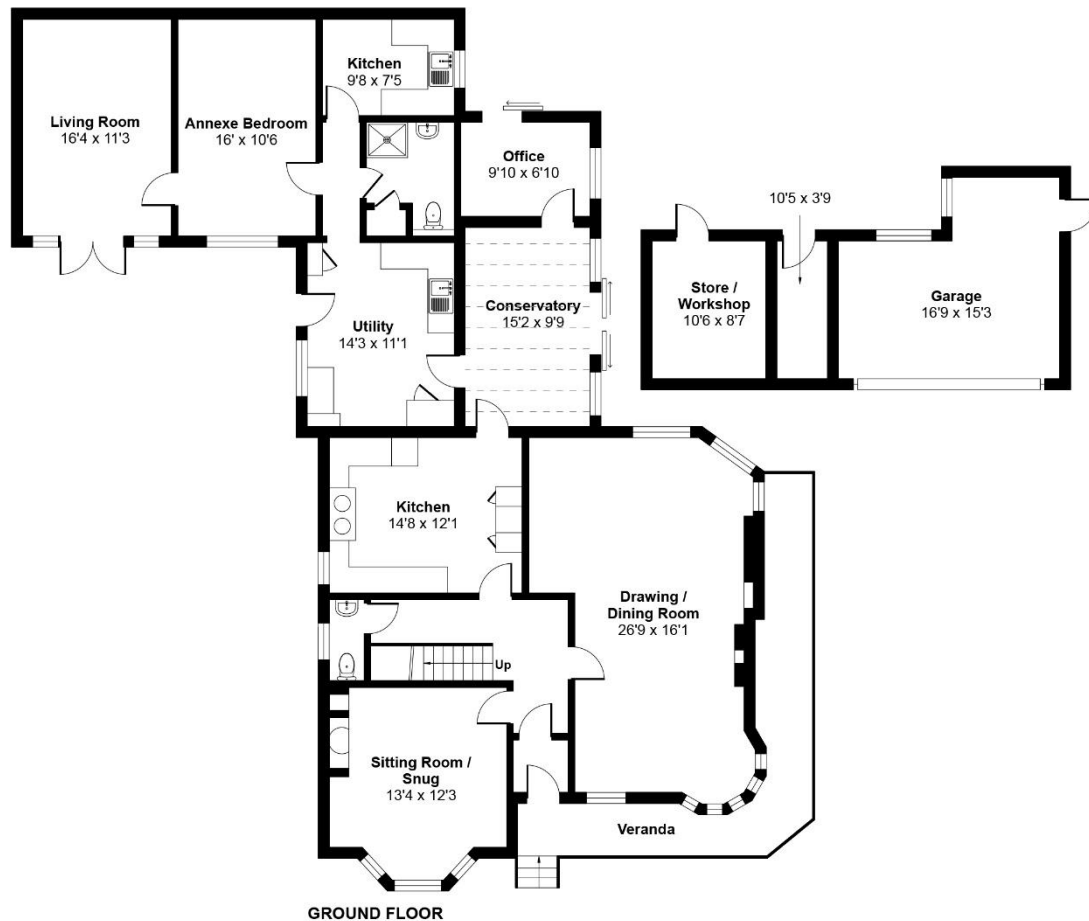
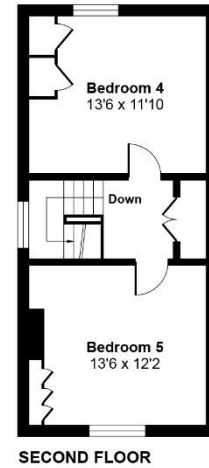
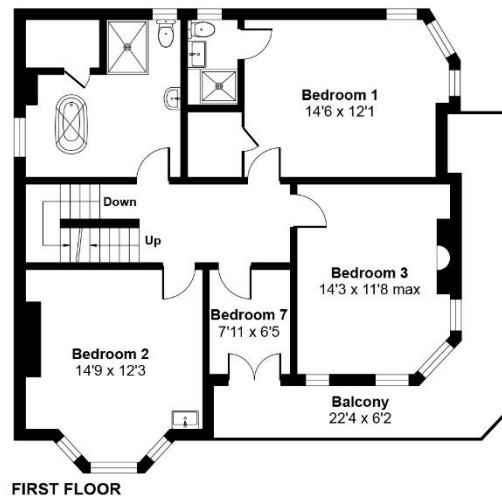
Approximate Area = 3243 sq ft / 301.2 sq m

Garage = 216 sq ft / 20 sq m

Outbuildings = 131 sq ft / 12.1 sq m

Total = 3590 sq ft / 333.5 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Lillcrap Chilcott. REF: 1053909



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL25 4LR.

**SERVICES** Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

**COUNCIL TAX BAND** House G. Annexe A (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Entering St Austell from the Truro direction, turn left at the double roundabout with the petrol station on your right hand side. Proceed up the hill taking the turning right at the next mini roundabout passing the White River Shopping Centre on the left hand side. Proceed up this hill passing the supermarket on your left until you reach another roundabout. Bear left then right at the next roundabout. Proceed along this road passing a playing field on your left hand side and then turn left onto Poltair Road at the next roundabout before you reach Polkyth Leisure Centre. Kernick house is the second property on the right hand side discreetly situated behind a gated entrance. A For Sale board has been erected for identification purposes.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

