



Killigrew House, Cusgarne, Truro, TR4 8RW

Guide Price £895,000

An extremely pretty, detached house, dating from the mid 1800's, set within its own gardens and grounds, backing onto unspoilt countryside, in this little-known but highly sought-after setting, midway between Frogpool and Trehaddle. The house provides highly characterful 3 reception room, 3/4 bedroom and 2 bathroom accommodation, which benefits from replacement uPVC double glazing and oil fired central heating. A long driveway leads to an extensive parking area, adjacent to which there is a range of highly useful outbuildings, including a studio/store, 2 offices, open-fronted garaging and a large workshop - all of which offer potential for conversion for a variety of uses, subject to consents. Front and rear gardens are attractively landscaped and beautifully stocked, providing a lovely outlook from the house and a private setting to enjoy the peace and privacy of this lovely semi-rural setting, less than 6 miles from the cathedral city of Truro.

Key Features

- Detached Victorian house
- 3/4 bedrooms, 2 bathrooms
- Much charm and character
- Beautifully stocked and landscaped gardens
- Delightful semi-rural setting
- Double glazing and oil fired central heating
- Useful outbuildings with potential, subject to planning
- EPC rating E



THE PROPERTY

'Killigrew House' is set within its own gardens which back onto unspoilt rolling countryside. The property is surprisingly 'hidden' from the quiet country road, behind its own well stocked, mature and attractively landscaped front gardens, which include a broad veranda, extensive sun terrace, two-tier lawn, and many colourful specimen trees and shrubs.

A driveway culminates with a large parking/turning area close the rear boundary, adjacent to which is an open-fronted two-car garage, workshop, stone-built studio/store, and two interconnecting offices which, subject to planning, would be ideal for ancillary accommodation if required.

The two reception rooms enjoy an outlook over the front gardens to farmland beyond; there is a large, family sized kitchen and breakfast room, the full breadth of the rear of the property, off which there is a south west-facing conservatory which provides ease of access from the rear gardens, parking area and outbuildings. Upstairs, a single fourth bedroom is currently utilised as a dressing room to the master bedroom which has its own en-suite bathroom. The remaining bedrooms then utilise a second bathroom which is accessed off a pretty mid-landing.

In all, a charming house, ideal for both the young family as well as active retirees seeking an individual home in this highly sought-after, 'Truro to Falmouth' area of the county.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Glazed hardwood front entrance door opening from the veranda and front gardens. Radiator, high level cupboard housing electricity meters and fuses. Built-in cloaks cupboard, staircase rising to the part galleried first floor landing.

SITTING ROOM

A delightful double aspect room with replacement uPVC sash-style windows to the side and front elevations, overlooking the surrounding gardens. Beamed ceiling, wall light points, two radiators, broad cut stone fireplace with granite inglenook, inset glass-fronted log-burner, raised slate hearth, broad timber mantel and, to one side, built-in book/display/TV shelving.

DINING ROOM

Deep sill window to the side elevation and sash-style uPVC double glazed window to the front, again enjoying the lovely outlook over the veranda and gardens to wooded countryside. Beamed ceiling, radiator, dimmer switching.

KITCHEN, BREAKFAST ROOM AND SITTING AREA

A superb family sized living space, the full breadth of the rear of the property, with distinct kitchen and dining/sitting areas.

KITCHEN

Thoroughly fitted with a comprehensive range of wall and base units with ample granite-effect worksurfaces between with tiled splashbacks. Integrated fridge/freezer cabinet, larder unit, eye level double oven and grill, split level four-ring ceramic hob with illuminated extractor canopy over. Inset stainless steel sink unit with mixer tap and cutlery drainer, recess with plumbing for dishwasher, replacement uPVC

double glazed casement windows to the side and rear elevations, beamed ceiling, radiator, telephone point.

BREAKFAST/SITTING ROOM

Beamed ceiling, former fireplace with granite inglenook and glass-fronted log-burner on raised slate hearth. Fitted wall/display shelving, under-stair storage area, sash-style window and part glazed door to the:-

CONSERVATORY

A superb addition of block construction with sealed unit double glazed windows providing an abundance of light and natural warmth due to the sunny south and westerly aspect. Ceramic tiled flooring, double doors opening onto the rear terrace, doorway opening into the:-

UTILITY ROOM

Fitted base and wall units with granite-effect worksurfaces between with inset sink unit with mixer tap. Towel recess, plumbing for washing machine, inset downlighter, ceramic tiled flooring, uPVC double glazed casement windows to two elevations.

FIRST FLOOR

SPLIT LEVEL LANDING

Part galleried with uPVC double glazed sash-style window to the rear enjoying an outlook over the gardens to surrounding countryside. Access to over-head loft storage space with drop-down ladder.

BEDROOM ONE

Double aspect with uPVC double glazed sash-style windows to the front and side elevations. Part barrelled ceiling, extensive range of fitted full height wardrobes and drawers with central glass-fronted cupboard. Two radiators, connecting door with bedroom three/dressing room.

EN-SUITE BATHROOM/WC

Contemporary white suite comprising a low flush WC, wash hand basin with mixer tap set on vanity unit, panelled bath with mixer tap and twin head shower. Tiled flooring with electric under-floor heating, part tiled walls, part electrically heated broad wall mirror over basin, shaver socket, double glazed window to the side elevation, radiator and electric heated towel rail, extractor fan, inset downlighters, built-in shelved medicine cabinet.

BEDROOM TWO

Part barrelled ceiling, sash-style double glazed window to the front elevation enjoying a lovely outlook over the gardens and neighbouring woodland. Shelved alcove, two double full height built-in wardrobes. Airing cupboard. Radiator.

BEDROOM THREE

Sash-style uPVC window to the rear elevation, part barrelled ceiling, radiator, full height built-in wardrobe.

BEDROOM FOUR/DRESSING ROOM

uPVC sash-style window to the front elevation, radiator, built-in double full height wardrobe, interconnecting door with bedroom one, ideal therefore for continued use as a dressing room or as a nursery etc.

FAMILY BATHROOM/WC

Three-piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with handgrips and mixer tap



with shower attachment. Part ceramic tiled walls, uPVC sash-style window to the rear elevation, radiator, ceramic tiled flooring.

THE EXTERIOR

'Killigrew House' occupies a lovely setting in this small semi-rural hamlet between Frogpool and Trehaddle. A broad frontage with verge and picturesque stream runs the length of the front boundary whose walls, timber fencing and mature hedging provide a high degree of shelter and privacy.

DRIVEWAY

A broad five-bar timber gate opens onto a deep tarmacadam driveway which continues past a pair of granite gateposts and onto the rear of the property where there is a parking and turning area providing sufficient space for numerous vehicles.

THE OUTBUILDINGS

STUDIO/STORE

Of block construction under a pitched roof with power connected and windows to both and rear elevations. Light and power connected.

OFFICE ONE

Of traditional stone construction under a steeply pitched tiled roof, formerly a tractor store we understand. Broad window and half glazed stable-type door from the driveway enjoying an attractive outlook over the property, its grounds and surrounding countryside. Deep silled uPVC double glazed window overlooking the rear gardens and further broad uPVC double glazed window to the rear. Light and power connected, two Creda night storage heaters, built-in book/display shelving, door to:-

OFFICE TWO

Double glazed windows to both front and rear elevations, again with light and power connected, electrical fuses, Creda night storage heater, separate door providing independent access if required, access to over-head loft storage area.

BARN/OPEN-FRONTED GARAGING

Of block construction under a pitched roof, again with light and power connected, providing sheltered garaging for up to three vehicles, easily enclosed if required.

WORKSHOP

Adjacent to the barn, currently used for storage, again with light and power connected.

POTTING SHED

Grapevine, fitted work/potting/storage shelving. Window to adjacent farmland and with views to countryside beyond, light. Stable-type door.

BOILER ROOM

Located to the side of the house, housing the Worcester oil fired boiler which provides domestic hot water and central heating. Lagged copper cylinder with immersion heater, light and power, large capacity uPVC oil storage tank adjacent with bin storage under.

FRONT GARDENS

Beautifully stocked and landscaped, including an extensive slate-paved terrace with arbour and built-in bench seating.

Two-tier lawn with slate surrounding pathways, ornamental pond with rockery edging and water feature, well stocked borders with mature flowering shrubs and specimen trees including magnolia, fir trees and bay etc. 'Central' steps to the lower lawn which is again highly sheltered, extremely private and bordered by further mature trees and shrubs including camellias, azaleas, ceanothus, and rhododendrons etc.

FRONT VERANDA

Quarry tiled flooring, extending the breadth of the front of the property, providing a sheltered sitting-out and entertaining area, extending onto the slate terracing, over which there are lovely views over the gardens to woodland beyond.

REAR GARDENS

Paved terrace with stone retaining wall providing a lovely sitting-out area with doorway to the conservatory. Shaped lawns border the sweeping driveway and to the rear boundary, there is a maple tree and escallonia hedging, beyond which lies gently sloping unspoilt farmland.

KITCHEN GARDEN AREA

'Hidden' from the rear garden by a broad pergola with cordon apple tree along one side, and honeysuckle, roses and passionflower along the other, forming a lovely walkway. At either end, paths lead down to a delightful, sheltered and extremely sunny kitchen garden with fruit trees including pear and olive, mature shrubs, mature sycamores and fruit cage, gated vegetable plot with surrounding fence and yew hedge.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points and broadband connection (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Many roads 'lead to Cusgarne', but if travelling from Truro city, take the A39 in the direction of Falmouth. After the right-hand turning to Carnon Downs, at the foot of the dual carriageway, turn right at Devoran Roundabout, signposted to Bissoe. After a short distance, proceed straight across the crossroads at the foot of Old Carnon Hill, following the signs to Chacewater and St Agnes. Proceed underneath the railway viaduct and continue into Bissoe, passing the cycle trail on the right-hand side and Richards Garage on the left. Continue along this road for approximately 2/3 of a mile, passing Hicks Mill on the left. You will then enter into Cusgarne and at the end of Coombe Lane, turn left on the T-junction, signposted to Frogpool. Proceed the short hill, around the right-hand corner, passing Cusgarne County Primary School on the left-hand side. The entrance to 'Killigrew House' will then be found after a short distance on the right.







Floor Plan

