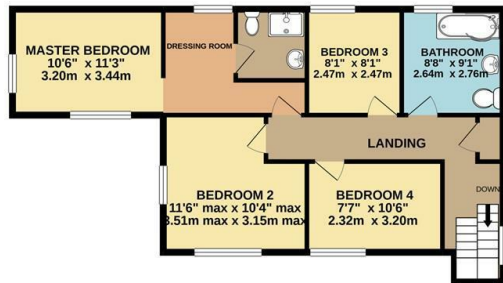




**4 KILHALLON WOODLANDS,
PAR, PL24 2RJ
GUIDE PRICE £530,000**

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AN ATTRACTIVE AND EXTREMELY WELL PRESENTED, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ON A QUIET AND POPULAR CUL-DE-SAC. DOUBLE GARAGE, OFF ROAD PARKING, SET IN SIZEABLE GARDENS.

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Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



4 Kilhallon Woodlands, Par, Cornwall, PL24 2RJ

LOCATION
 Kilhallon Woodlands is situated in the quiet countryside hamlet of Kilhallon in the parish of Tywardreath and Par. This small peaceful cul de sac has a selection of detached bespoke homes and offers ideal family living. Situated close to many local amenities yet set back in an elevated position, it gives the best of both worlds.

Within walking distance of the property are 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 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.

THE PROPERTY
 An immaculately presented detached family home with generous accommodation situated in a peaceful and sought after cul-de-sac.

An inner hall leads into a warm and welcoming entrance hall which is cleverly designed with glass panels to steal light from the spacious sitting room. A door opens to a cloakroom, useful storage cupboard and an understairs cupboard housing the boiler. Open tread wooden stairs lead up to the first floor.

Quality Karndean flooring runs throughout the entrance hall, sitting room and dining room which makes the accommodation flow from room to room seamlessly.

As mentioned, the sitting room is a spacious room filled with light from large windows looking over the front garden and a door leading out. The feature brick wall has an inset fire place with wood burner and slate hearth, this makes the room cosy and warm on cooler evenings.

An archway leads into the dining room which again is another light room looking out to the conservatory and rear garden. A door leads into the kitchen.

The beautiful and well appointed shaker styled kitchen is less than 4 years old and comprises of ample wall and base storage units, integral fridge freezer, electric double oven and gas hob.

From the kitchen, which looks out to the pretty rear garden, steps lead down to a utility room with wall and base units, sink and space for a washing machine. A door leads out to the rear garden.

From the utility room there is access to the large double garage which has light and power and an electric door. There is plenty of storage in a mezzanine space above the parking area.



Located off the dining room is the conservatory which offers another reception area to dine or simply sit, relax and enjoy the views over the garden. Wooden open tread stairs raise up to the first floor which comprises of four bedrooms, principal en suite with dressing area, a family bathroom and airing cupboard.

The principal bedroom enjoys dual aspect, elevated views over the attractive estate to countryside. The room has fitted bedroom furniture and enjoys its own dressing room and new en-suite shower room.

A second double bedroom enjoys similar attractive views as does a single bedroom. A fourth bedroom, currently used as an office/study, enjoys views over the rear garden.

The family bathroom comprises of a bath, with electric shower over, vanity cupboards, wash hand basin and WC.

Outside
 The property is situated in a large attractive plot of land which wraps around the property.

A driveway provides off road parking and access into a double garage. The front lawned garden has mature shrub borders and access to the rear garden can be gained from both sides of the property. A wide path leads through a wooden gate to the rear garden which is also lawned with patio area, summer house and conservatory. The pretty, private garden is lined with a selection of trees and mature shrubs and has been well maintained.

TENURE - FREEHOLD

COUNCIL TAX BAND - E

EPC RATING - C

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk