



Calvadrack

A classic detached Cornish farmhouse
Set in a tranquil secluded location
An abundance of character and charm
Oil fired central heating, UPVC double glazing
Lounge/dining room with inglenook and woodburner
Three bedrooms, new bathroom
A large barn used as a garage and workshop
A quality shepherds hut overlooking fields
Superb sheltered well stocked gardens
Approached over a private farm lane

Guide £485,000 Freehold

AWAITING EPC

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7231



We are delighted to offer for sale on behalf of our clients, this classic three bedroom detached Cornish farmhouse, set in a tranquil secluded rural environment surrounded by open fields and woodland and enjoying delightful views across the surrounding countryside.

This stunning cottage has been lovingly maintained and updated by our clients whilst preserving the authenticity and charm of the building. The property has an abundance of character, wood beams, thick walls, deep windows bespoke wooden doors blacksmiths latches and hinges, and a custom kitchen handmade by a local carpenter. There is also a large granite inglenook fireplace with quality wood burner and a wealth of natural woodwork throughout.

The accommodation includes an entrance porch, lounge/dining room, fitted kitchen, utility room, downstairs cloakroom, three bedrooms and a new upstairs family bathroom. Outside the cottage there are delightful gardens to the front and rear aspect over surrounding fields and countryside, bordered by Cornish style hedging. Within the garden sits a large former barn which is currently divided into two areas and used as a garage, workshop/studio. There is further potential, subject to planning for conversion. Included in the sale is a quality shepherds hut which has been used as a home office and garden room as additional accommodation.

As the owners' sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for a personal viewing today!

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE PORCH:

With painted rough cast walling, ceramic tiled flooring, arched entrance to:

LOUNGE/DINING ROOM 6.78m (22'3") x 3.53m (11'7")

This superb open plan lounge/dining room is an impressive introduction to the cottage with plenty to admire including a focal point granite inglenook fireplace, inset wood burning stove on a flagstone hearth, incorporated solid pine book and display shelving either side, open beamed ceilings, painted rough cast walls with three uplighters, deep recessed double glazed windows with leaded light inserts, pine window seats enjoying a pleasant outlook across the gardens, further solid wood book and display shelving, TV aerial point, pine open tread staircase to the first floor, two double radiators, curved pine archway having a latch and brace return door leading to:



KITCHEN/BREAKFAST ROOM 4.04m (13'3") x 2.24m (7'4")

A perfect galley style country kitchen which has a varied range of hand built and painted base units with polished black granite work surfaces over, inset Belfast china sink having a matching granite drainer to one side and chrome swan neck mixer tap, further hand built wall mounted display cupboards having multi-paned glass doors, open pine shelving and further work surface area, radiator, AEG electric cooker with kiln style extractor hood over, twin recessed double glazed windows set in pine reveals overlooking the rear aspect, open beamed ceilings, ceramic tiled flooring, inset ceiling spotlights, archway to:



UTILITY AREA

Suspended solid timber work surface, multi-paned door to porch, pine double doors with mesh screen concealing a boiler area housing a Worcester oil central heating boiler, continued ceramic tiled flooring, wall mounted consumer box, inset ceiling spotlights, monopitch roof, coat hooks.

LATCH AND BRACE PINE DOOR LEADING TO:

CLOAKROOM

With white suite comprising low flush wc, painted panelling to dado height, circular frosted double glazed window, small wash hand basin with easy-on hot and cold taps set in an arched recess, ceramic tiled flooring.

MULTI-PANED INTERNAL DOOR FROM THE UTILITY ROOM LEADING TO:

PORCH/UTILITY 2.36m (7'9") x 1.68m (5'6")

Having dual aspect double glazed windows overlooking the garden, ceramic tiled flooring, power points, door, ceiling spotlights.

PINE OPEN TREAD STAIRCASE FROM THE DINING ROOM LEADING TO:

FIRST FLOOR LANDING

BEDROOM ONE 4.29m (14'1") x 2.59m (8'6") plus recesses.

A most delightful and bright master bedroom enjoying pleasant views across the garden to countryside through recessed leaded light double glazed windows. The bedroom has a pine latch and brace internal door, double fitted wardrobe cupboards having multi-paned doors and open storage overhead, radiator, plaster canopied ceilings, access to insulated loft space and on the far side a second recess which leads to an over stairs storage cupboard.



BEDROOM TWO 3.76m (12'4") x 2.64m (8'8")

This fabulous bedroom features an imaginative range of fitted wardrobes, custom built around the curved fire breast and having multi-paned doors screened by curtains, arched overhead bookshelves. This bedroom also has recessed leaded light double glazed windows enjoying much the same views as bedroom one, plastered canopied ceilings, radiator, pine latch and brace door.



BEDROOM THREE 3.99m (7'73") x 2.13m (7'0")

Having deep recessed double glazed windows enjoying superb views across the countryside and beyond, radiator, fitted carpet, latch and brace internal door, inset ceiling spotlight.

BATHROOM 2.18m (7'2") x 1.22m (4'0") Plus 3'2"x2'6"

A new bathroom with white suite comprising of a panel bath with chrome hot and cold taps, Mira thermostatically controlled shower and metro tiled surround, china hand wash basin set on a high gloss vanity unit with chrome mixer tap and splashback over, mirrored bathroom cabinet, low flush wc, radiator recess frosted double glazed window and pine sill, slate tile flooring and latch and brace internal door.



OUTSIDE

Heatherbell Cottage has beautifully cared for well established gardens, well stocked with a wide variety of plants and shrubs including apple trees, eucalyptus, dogwood, camelias, roses, hydrangea, hebe, gunnera, ash and willow. This large secluded plot has multiple garden areas including three separate patio spaces for sitting out and enjoying the sunshine and shade at different times of the day whilst entertaining your family and friends. There is ample parking for multiple vehicles and private gravel driveway alongside. The cottage is approached by a handful of properties nearby which form a supportive local community of neighbours. There is abundant wildlife, bird life including swallows and swifts, owls and buzzards. In Autumn the area is known for wild red deer often seen grazing in the nearby fields.

With direct access from the property to many footpaths and bridleways criss crossing the area which is ideal for walking, running and cycling. Stithians lake is close by with is popular sailing and water sports centre, cafe and the Golden Lion Inn. The location is well placed with access by road to Falmouth and Exeter University at Tremough and the surrounding towns of Penryn, Helston, Redruth and local amenities at Four Lanes. North and South coast beaches are also easily accessed within reasonable driving distance.



DETACHED BARN 7.39m (24'3") x 3.96m (13'0") Into recess

Of stone and block construction and with lighting and power, useful shelving storage units. There is a garage attached to the workshop which is of an irregular shape with timber opening doors, work bench and strip light. Alongside the garage there is an oil tank which provide fuel for the central heating.



SHEPHERDS HUT (INTERNAL MEASUREMENT) 3.56m (11'8") x 1.98m (6'6")

With internal spotlights and external lighting multiple power points fully insulated, woodburning stove, three windows and a stable door, this is accessed over wooden steps. This versatile space is currently used as a home office and garden room but has been used in the past as additional accommodation for family and friends staying over.



SERVICES Mains water and electricity.

Our clients installed a new private drainage system and treatment plant in 2015.

COUNCIL TAX BAND C

PROPERTY LOCATION What three words - Uproot.spared.horseshoe this will take you directly to the property. <https://w3w.co/uproot.spared.horseshoe>

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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