



KILLIGREW HOUSE

CUSGARNE
TRURO TR4 8RW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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DETACHED PERIOD HOUSE IN A DELIGHTFUL VILLAGE LOCATION BETWEEN TRURO AND FALMOUTH

A most attractive house with many period features set in a very private and peaceful setting, enjoying views over the surrounding countryside and backing onto fields.

Three/four bedrooms - master with en suite, twin aspect sitting room, kitchen/breakfast room, dining room, conservatory bathroom and utility.

Excellent range of outbuildings including two home offices, large workshop and open fronted barn/double garage. Potential for conversion into an annex subject to consent.

Large enclosed gardens enjoying complete privacy, a sunny aspect and far reaching views. Beautifully maintained and well stocked with many interesting mature shrubs and plants.

Parking for lots of cars and space for turning. Additional parking off the front drive.

Oil fired central heating. Double Glazing. No Chain.

Freehold. Council Tax Band F. EPC - E.

GUIDE PRICE £825,000

Philip Martin

PHILIP MARTIN

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(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Killigrew House is a very attractive, detached period house, located in a private position within the sought after village of Cusgarne and within a short walk of the primary school and excellent public house. The house has been in the same ownership for over thirty years and has been extremely well maintained during this time, but it is likely that prospective purchasers will want to upgrade the kitchen and bathrooms to their own taste. It is a very imposing house that is full of character with natural stone elevations, period features and modern additions including double glazing and large conservatory at the rear. The accommodation includes four bedrooms on the first floor, the master has an en-suite bathroom. The ground floor includes the splendid conservatory, kitchen/breakfast room, dining room, sitting room, entrance hall and utility room. A private drive leads from the village up to the house where there is parking for lots of cars and access to the detached double garage and outbuildings. The gardens have been very well cared for and include a delightful south facing front garden, larger rear garden and a further orchard forms part of an extra piece of land that was purchased separately some time ago. The outbuildings include the open fronted double garage, further workshop and home office that has potential to create a self-contained annexe for a dependent relative if required and subject to necessary consent.

LOCATION

Cusgarne is a thriving community with an excellent primary school and a well known farm shop just along the road at Cusgarne Organic farm. With the neighbouring village of Frogpool which has a public house and the village hall just half a mile away. The Bissoe Cycle Trail, one mile away from the property, goes from Devoran all the way to Portreath on the north coast following the old mineral tramway that used to transport copper and tin to the old port at Devoran. Approximately fifteen minutes by car to the north east lies the city of Truro which has a wide range of facilities including banks, shops and supermarkets plus the main line rail link to London Paddington and the North. Falmouth and Redruth are also within fifteen minutes drive as is the Carrick Roads that offer fantastic facilities for sailing enthusiasts with marinas and deep water moorings. The A30 and A39 are each approximately three and a half miles away for quick commuting.

In greater detail the accommodation comprises (all measurements are approximate):

VERANDA

Extending the width of the house providing undercover sitting out space with views over the front garden. Terracotta tiled floor. Door to:

ENTRANCE HALL

A spacious hallway and fine introduction to the property. Full length coat cupboard. Doors to kitchen/breakfast room, dining room and sitting room. Stairs to the first floor.

SITTING ROOM

4.25 x 4.80 (13'11" x 15'8")

A well proportioned, twin aspect room with sliding sash windows overlooking the front garden and side aspect. Character features including stone fireplace with granite lintel and slate hearth incorporating wood burning stove. Shelves in fire breast recess. High ceiling with exposed beams, three wall lights, two radiators.

DINING ROOM

3.34 x 4.12 (10'11" x 13'6")

A second well proportioned, twin aspect reception room with sliding sash windows to the front framed by the open veranda, and to side. Exposed beams with high ceilings. Radiator.

BREAKFAST ROOM

5.10 x 3.05 (16'8" x 10'0")

Feature fireplace incorporating Clearview wood burning stove with granite lintel, stone surround and slate hearth. Shelves in fireplace recess. Sash window to the conservatory with window seat. Exposed beams. Understairs storage. Radiator. Part glazed door to conservatory. Opening to:



KITCHEN

4.50 x 2.38 (14'9" x 7'9")

A galley style kitchen with range of base and eye level units, worktops with tiled splashback incorporating stainless steel sink with drainer and mixer tap over. Lamona ceramic hob, integrated double oven and fridge/freezer. Space and plumbing for dishwasher. Windows to the side and rear enjoying garden views. Exposed beams.

CONSERVATORY

4.16 x 2.98 (13'7" x 9'9")

Enjoying a sunny south westerly aspect with views over the rear. Tiled floor. Solid glass roof. Double doors opening into the garden and driveway. Door to:

UTILITY

Base and eye level units, single sink and drainer, worktops with space and plumbing for washing machine below. Tiled floor. Windows to side and rear.

FIRST FLOOR

Landing with window enjoying views over the rear garden and countryside beyond. Loft access.

MASTER BEDROOM

3.50 x 4.93 (11'5" x 16'2")

A light twin aspect room with windows overlooking the front garden and side enjoying countryside views with window shutters. Built in wardrobes, two radiators. Doors to dressing room/bedroom four. Doors to:

EN-SUITE

A white suite comprising low level w.c, vanity sink unit with cupboards below, panel bath with fully tiled surround and shower over. Heated towel rail. Window to side. Tiled floor. Radiator. Deep storage cupboards.

BEDROOM FOUR/DRESSING ROOM

2.22 x 3.32 (7'3" x 10'10")

Currently used as a dressing room. Window enjoying views over the front garden and countryside beyond. Built in double wardrobe. Radiator.

BEDROOM TWO

3.40 x 4.80 (11'1" x 15'8")

A well proportioned double bedroom. Window overlooking the front garden with far reaching countryside views beyond. Shelves in firebreast recess. Double wardrobe and additional triple wardrobe.

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BEDROOM THREE

3.50 x 3.06 (11'5" x 10'0")

Window to rear enjoying garden and countryside views. Built in double wardrobe with additional storage over. Radiator.

BATHROOM

A coloured suite with low level w.c, pedestal wash hand basin with tiled splashback and mirror over. Panel bath with fully tiled surround and shower over. Window overlooking the rear garden. Radiator. Tiled floor.

OUTSIDE

Killigrew House is set well back from the village road and is completely hidden. A long private driveway leads up to the house and continues to the rear of the property where there is adequate parking and turning space for multiple vehicles/boats/caravans etc. An additional parking space is located partway up the drive. A paved pathway leads around the side of the house and provides access to the front garden via a wooden gate. The front garden is glorious, enjoying a sunny southerly aspect and complete privacy. A large paved terrace provides plenty of sitting out space with views over the garden focussing on a magnificent magnolia Grandiflora. Directly in front of the house is a veranda with glass roof and terracotta tiled floor which can be accessed from the entrance hallway and provides shelter and pleasant views over the surrounding garden. Steps lead from the veranda into the garden which is mainly lawn over two levels which are enclosed within a solid stone boundary wall. A feature garden pond make a tranquil escape within the garden, surrounded by various shrubs and plants including bay and holly bushes. A gently sloping lawn leads back to the lower garden which is also private and enclosed within stone and hedge boundaries. A large conifer boundary along the eastern border provides privacy and a paved path circumnavigates the entire front garden. At the rear of Killigrew House is a further terrace within attractive granite retaining walls and this is perfect for warm summer evenings. A path leads from the driveway to the conservatory and provides access into the rear of the house. Numerous outside lights illuminate the gardens at night.

KITCHEN GARDEN

This is a hidden gem, separated by a magnificent pergola with cordon apple and pear trees on one side and roses on the other. The garden is very private and enclosed. There are further fruit trees as well as mature olive trees. Fruit cage and cold frame. A gated vegetable plot is enclosed within a fence and yew hedge.

BARN/DOUBLE GARAGE

5.94 x 7.46 (19'5" x 24'5")

A solid block built open fronted building with exposed roof trusses. Light and power is connected.

WORKSHOP

5.90 x 3.87 (19'4" x 12'8")

An attached enclosed barn with a modern box profile roof. Constructed of concrete block with concrete floor. Light and power is connected. Adjoining this is:

POTTING SHED

2.77 x 2.50 (9'1" x 8'2")

Workbench. Window overlooking the adjoining field.

OFFICE ONE

3.62 x 5.24 (11'10" x 17'2")

Used as a home office by the current owner for many years whilst running a business. Triple aspect with windows to front and rear. Half glazed entrance door and window to front. Solid stone construction. Light and power. Two night storage heaters. Door to:

OFFICE TWO

3.62 x 4.14 (11'10" x 13'6")

Windows to front and rear. Night storage heater. Light and power. Pedestrian door to driveway.

STUDIO/STORE

1.83 x 2.83 (6'0" x 9'3")

Solid block construction. Light and power. Windows to front and rear.

BOILER ROOM

Attached to the side of the house. Worcester oil fired central heating boiler. Lagged hot water tank with immersion heater. Light and power.

SERVICES

Mains water, electric, drainage are connected. Oil fired central heating.

N.B.

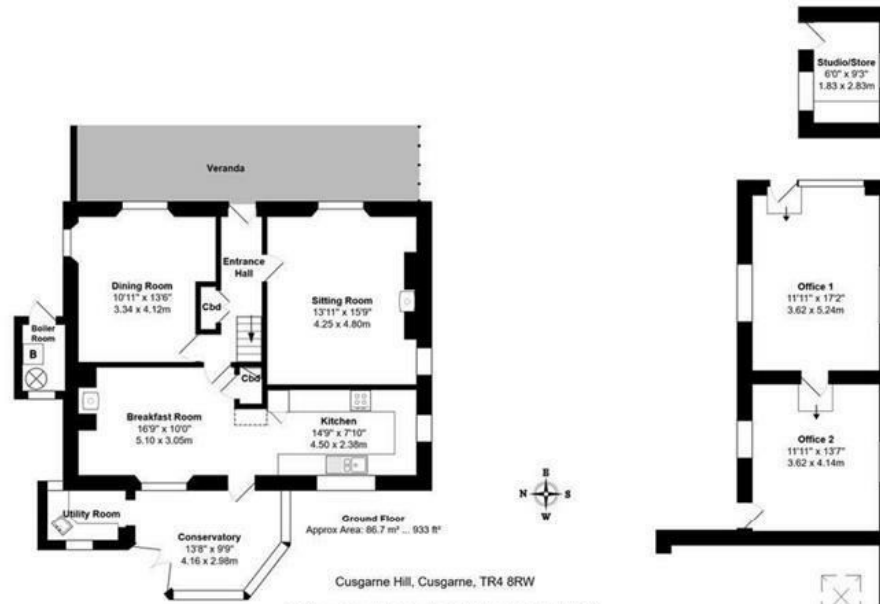
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

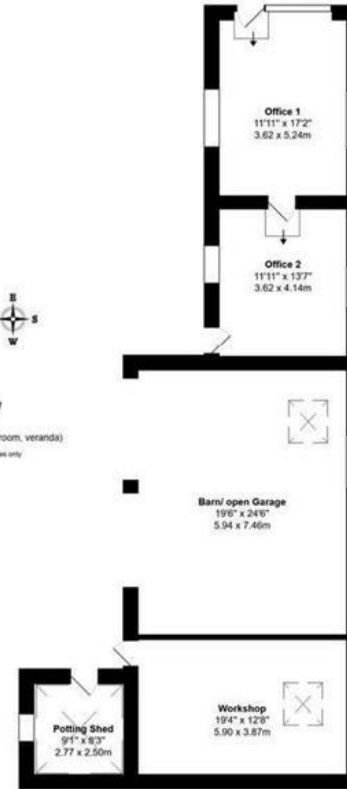
From Truro head towards Falmouth on the A39. At the bottom of the Carnon Downs bypass turn right signposted to Bissoe. After a short distance, proceed straight across the crossroads into Bissoe, passing the cycle trail on the right-hand side and Richards Garage on the left. Continue along this road for approximately 2/3 of a mile, passing Hicks Mill on the left. Turn left at the T junction, signposted to Frogpool. Drive past Cusgarne Primary School on the left and the entrance to Killigrew House will be found after a short distance on the right.



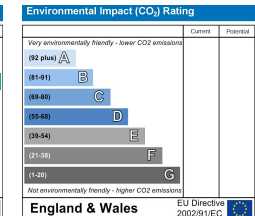
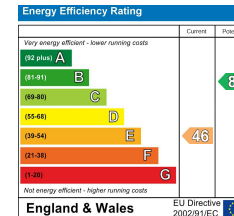
Cusgarne Hill, Cusgarne, TR4 8RW
 Total Approx Area: 268.1 m² ... 2886 ft² (excluding boiler room, veranda)
 All measurements are approximate and for display purposes only.



First Floor
 Approx Area: 71.5 m² ... 770 ft²



Outbuildings
 Approx Area: 110.0 m² ... 1184 ft²







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