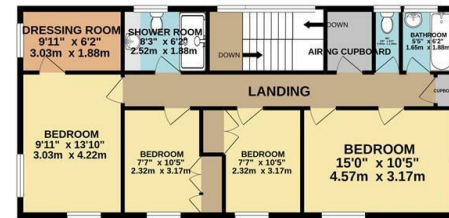


KILHALLON HOUSE, KILHALLON, PAR, PL24 2RL GUIDE PRICE £700,000

GROUND FLOOR
2046 sq.ft. (190.1 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2895 sq.ft. (268.9 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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A RARE OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME, SET WITHIN A PLOT OF APPROXIMATELY 2/3 OF AN ACRE OF BEAUTIFUL LANDSCAPED GROUNDS AND LOCATED IN THE POPULAR HAMLET OF KILHALLON.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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.



Kilhallon House, Kilhallon, Par, Cornwall, PL24 2RL

The Location

Kilhallon is a small, peaceful hamlet in the parish of Tywardreath and Par. Ideally located on a quiet country lane, Kilhallon House is within walking distance of 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 very 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

Set within a plot of approximately 2/3 of an acre of private and beautifully landscaped grounds, Kilhallon House is coming to the market for the first time in over 32 years. All living rooms and bedrooms face south with the majority enjoying distant sea views. Immaculately presented and filled with authentic 1960's features, this home has been superbly maintained and loved by the owners.

Accommodation

From the useful inner entrance porch and spacious entrance hall, doors lead off to a sitting room, dining room, kitchen, breakfast room, study, separate WC and utility area. Beautiful period Parquet flooring runs throughout the lower entrance hall and some living areas. Large floor to ceiling uPVC double glazed windows flood the sitting room with light and allow unobstructed views out to the gardens. An open fire place and built-in wooden shelving provides the focal point of the room.

From the sitting room pocket doors open into the dining room which boast original built in 60's style storage cupboards with a glass serving hatch into the kitchen. Sliding doors lead out to the patio seating area. The original kitchen is in very good order with plenty of storage cupboards and a free standing double oven. Opposite the kitchen is a useful utility area. A door leads on from here into the breakfast room with sliding doors leading out to the patio area.



An open staircase leads up to the first floor landing with windows looking out towards the front garden and driveway. From here doors lead to a dual aspect master bedroom with dressing room, two smaller bedrooms and a third dual aspect double bedroom all facing south with views to the rear gardens. Also on the first floor is a bathroom, modern shower room, separate WC, two storage cupboards, one housing hot water cylinder and systems for the solar PV and thermal panels.

The property has a large double garage which has power and can be accessed from the inner entrance porch. The property also has separate storage areas and a spacious potting house.

Outside

Kilhallon House is set back from the lane giving plenty of privacy and parking with gardens mostly laid to lawn.

The south facing rear gardens can be viewed and enjoyed from the patio area which runs the length of the property. Mostly laid to lawn with a large water fountain being the centre piece, the property also benefits from a hidden, sizeable vegetable plot with a wooden potting shed. A tarmac drive leads from the parking bay near the entrance to Kilhallon House down the side of the property to the vegetable garden making for easy maintenance.

Agents Note

The property has solar PV and thermal panels which are owned by the vendors.

EPC Rating - D

Local Authority

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

Services

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

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