Old Chapel House Kestle Mill, Cornwall

Jackson-Stops & Staff

People Property Places

An attractive former Chapel and School converted to a high standard offering spacious flexible accommodation.

Guide Price £495,000

Features

- Entrance Vestibule
- Reception Hall
- Sitting Room
- Study
- Dining Room
- Kitchen
- Breakfast Area
- Conservatory
- Ground Floor Bedroom
- Ground Floor Bathroom
- Utility Room
- Store Room/Workshop
- First Floor Living Room
- Master Bedroom with Dressing Room and En-Suite Bathroom
- 2 Further Bedrooms.
- Family Bathroom
- Studio
- Double Garage
- Gardens
- **Attached Old School House with Living Room**
- 2 Bedrooms
- Family Bathroom

Distances

- Newquay Airport 7.9 miles
- Truro 11.9 miles
- Padstow 16.3 miles
- Watergate Bay 5 miles

(distances approximately)

The Property

The Old Chapel and School has been converted by the current vendors to a high standard creating flexible, spacious accommodation which is full of charm and character. There is a broad reception hallway with a galleried landing providing a very impressive entrance way into the property. On the ground floor there is a sitting room and a dining room that opens through onto the patio. This is complemented by a conservatory which is also directly linked to the kitchen making for an excellent area for entertaining or alfresco dining. The kitchen is in a farmhouse style complete with a breakfast area. There is also a large utility room and a further store room. Also on the ground floor is bedroom 4. On the first floor the accommodation comprises a living room and Master Bedroom benefitting from a dressing area and an attractive en-suite facility. 2 Further bedrooms. On the second floor there is a generous studio. The property also benefits from an attached annex comprising a living room, 2 bedrooms and a family bathroom.

The Location

Kestle Mill is an attractive hamlet set on the outskirts of the popular town of Newquay. Newquay has become famous in recent years for its surfing and beautiful beaches. Kestle Mill is situated with easy access onto the A30 for travelling and at Newquay there is an airport making links with London very easy via Gatwick airport. Truro is approximately 13 miles away. Truro is the main administration centre for Cornwall with a fine selection of schools, shops and leisure facilities. There is also a main line British Rail Station at Truro providing access to London Paddington.

Gardens & Grounds

The garden is mainly laid to the rear of the property. From the conservatory is an attractive area of patio which is ideal for entertaining or alfresco dining. Bordering the patio is a raised area which is set out with gravel and consists of a very pleasant flower border with further borders edging and a timber swing chair. There is also a timber garden shed and the pathway leads through to a lawned area which continues past a small storage shed to a timber bridge that crosses an attractive pond. This leads up to a further timber shed complete with decked terrace which has been used as the children's play area. To the rear of the property there is a vegetable patch complete with a small Greenhouse.

Property Information

Postcode TR8 4PJ
Council Tax Band D
Services Mains water, electricity. Private drainage. Oil-fired central heating.
Fixtures and fittings Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.
Local Authority Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100
Viewing By appointment with Jackson-Stops & Staff's Truro office: 01872 261160
Fast Find: 58547

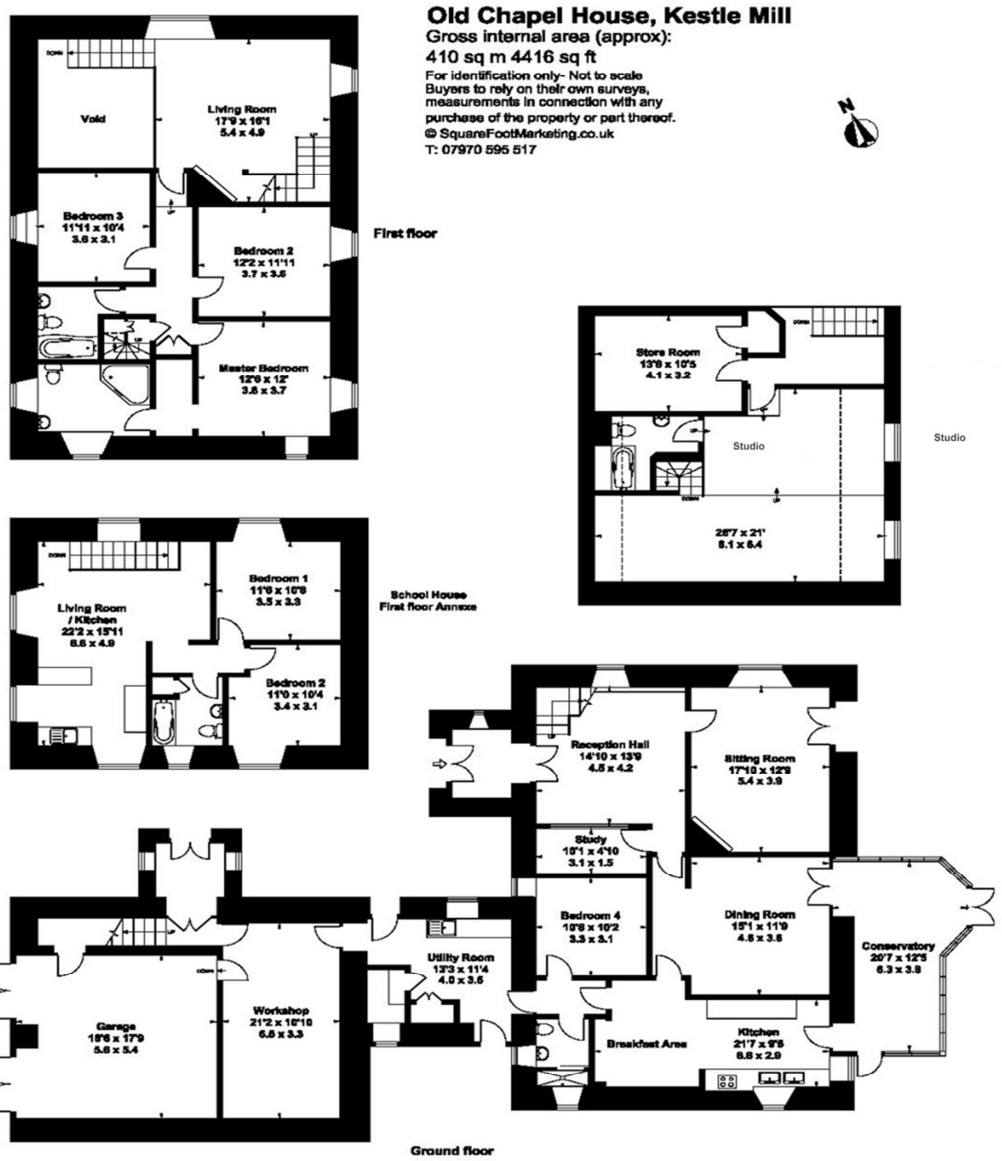
Important Notice

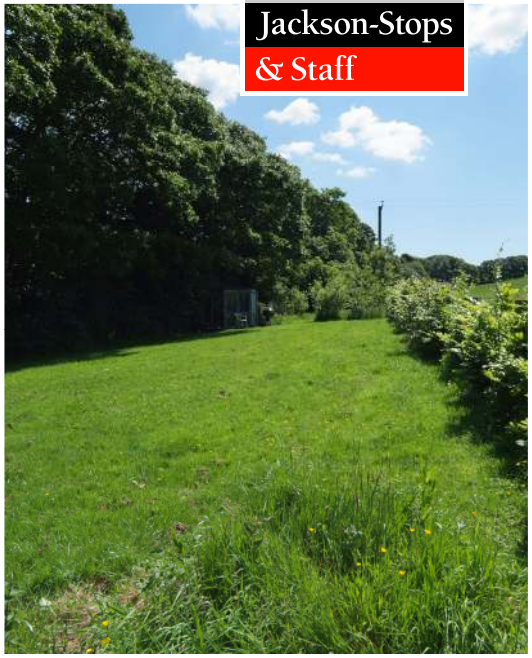
Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

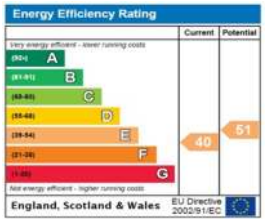
Truro 01872 261 160 truro@jackson-stops.co.uk
44 Lemon Street Truro Cornwall TR1 2NS

jackson-stops.co.uk

Jackson-Stops & Staff





Directions

From Truro travel into Kestle Mill. Turn left signed for Trerice Manor and the property will be found immediately on the left hand side.