

# Killiworgie House

STAGS

# Killiworgie House

Blackcross, Newquay, Cornwall TR8 4LU

A30(T) Highgate Hill Junction 1.5 miles St Columb Railway Station ½ mile Indian Queens 2 miles St Columb Major 2.5 miles Newquay 6 miles

## A quite charming detached period country house with parking, beautiful gardens, workshop and an array of outbuildings

- Hall
- Kitchen & Utility Room
- 3 Double Bedrooms
- Workshop, Summerhouse & Various Out-Sheds
- Multiple Parking
- 3 Reception Rooms
- Bathroom, Shower Room & WC
- Wonderfully Well Stocked Gardens
- Good Location
- Freehold, Council Tax Band C

## Guide Price £650,000

### SITUATION

Killiworgie House is well situated in the sporadic rural hamlet of Blackcross and is well situated to access surrounding villages; Newquay; an A30(T) junction about 1.5 miles away; the railway station on the Newquay branch line at St Columb, about one mile to the south, which links to the Paddington main line at Par and the centre of Newquay. The nearby villages of St Columb, Fraddon, Indian Queens and St Columb Major offer a wide variety of everyday local facilities and amenities, supplemented further by Kingsley Village at Fraddon where there is a Next, Boots, Mountain Warehouse, M & S, McDonalds, TK Maxx and Starbucks.

There are footpath walks in the area and the renowned surfing beaches of Crantock, Newquay, Town Beaches, Watergate Bay, Porthcothnan, Treyarnon Bay and so forth are accessible on the north coast.

### KILLIWORGIE HOUSE

The approach is to a dedicated walled parking area for a few vehicles from which there are steps up through the garden to the dwelling. The house stands in an elevated east facing position and enjoys a pleasant aspect.

The accommodation is arranged over two storeys and offers a variety of delightful rooms with original features such as high ceilings, picture rails, stripped pine doors, Victorian tiled floor, exposed floorboards and fireplaces. All the windows have been upgraded to good quality uPVC double-glazed units.

The house is of mass concrete and solid blockwork construction under a pitched composite and slate tiled roof.







On the ground floor, an opaque part leaded and stained glass front door opens to an Entrance Hall with original patterned tiled floor and balustrade stairs off to first floor. A door to the left opens to a well-proportioned Living Room with picture rail, an open cast iron fireplace with patterned slip, timber surround and mantle, tiled hearth and slate fender.

The Kitchen is centrally located in the house and includes an extensive range of matching Shaker style base and eye level units with rolled worktop surfaces to splashback tiling with stainless steel single drainer sink unit with vegetable bowl and mixer tap, shelving, under-lighting, Bosch inset fan assisted oven and grill with separate combi-microwave oven and grill over, four electric rings with extractor hood over, space for freestanding refrigerator freezer, multi-fuel double oven Rayburn serving domestic hot water and central heating which is set in fireplace recess with timber surround, mantle and splashback tiling and Airing Cupboard to the side.

The Kitchen opens to a Dining Area with exposed floorboards and outlook to the front garden and Sitting Room with double aspect, double-glazed doors to outside courtyard, large central lantern affording much natural light and a bespoke feature fireplace with patterned slip, timber surround and mantle.

Also on the ground floor is a Utility Room with plumbing for washing machine and further storage cupboards; a Shower Room with electric shower, wc, vanity washbasin, dado panelling and chrome wall mounted towel radiator; and a Lean-to Greenhouse side entrance.

On the first floor, centred around a balustrade Landing are three Double Bedrooms, the main Bedroom of which presents a full width and height range of mirror fronted bedroom furniture; a Family Bathroom with panelled bath with Victorian style mixer tap shower fitment and splashback tiling, quadrant shower with electric shower, contemporary vanity washbasin with splashback tiling and mirror over and radiator; and a Separate WC. Above is a spacious part boarded Roof Space with fitted access ladder.

## THE GARDEN

The gardens which envelope the house are a particular feature of the sale and present landscaped well-managed and presented tiered mature gardens with areas of tended lawn with colourful flowerbeds, shrubs and established trees, as well as a pond and vegetable garden. Killiwergie House will appeal to the gardening enthusiast.

At the rear of the house is a level Paved Seating Area with purpose built stone barbeque area and from which steps with wrought iron railings lead down to a small rear Courtyard with access to the Sitting Room and Utility Room.

There are a number of outbuildings which include:-

### 1. Workshop

A timber and bitumen felt workshop building with concrete floor, vehicular doors, pedestrian door, power and lighting.

### 2. Vegetable Garden Store

### 3. Summerhouse

With double-glazed doors and outside decked seating area.

### 4. Garden Shed

### 5. Log Store

With power and lighting. In total, Killiwergie House extends to about 0.28 of an acre.

## VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From Highgate Hill on the A30(T) take the A39 towards Newquay. Drive down the dual-carriageway and at the roundabout take the fourth exit signposted towards Blackcross and Trevarren, Drive to Blackcross and on reaching the crossroads towards the end of the village, turn left and drive under the A39. After about 100 yards, turn right into a no through road and Killiwergie House will be seen on the left-hand side.

## SERVICES

Mains water, electricity and drainage connected. Oil-fired and solid fuel central heating. Double-glazed. Broadband: Standard available (Ofcom). Mobile telephone: EE, Three and Vodaphone good outdoor and variable in home and 02 good outdoor (Ofcom).

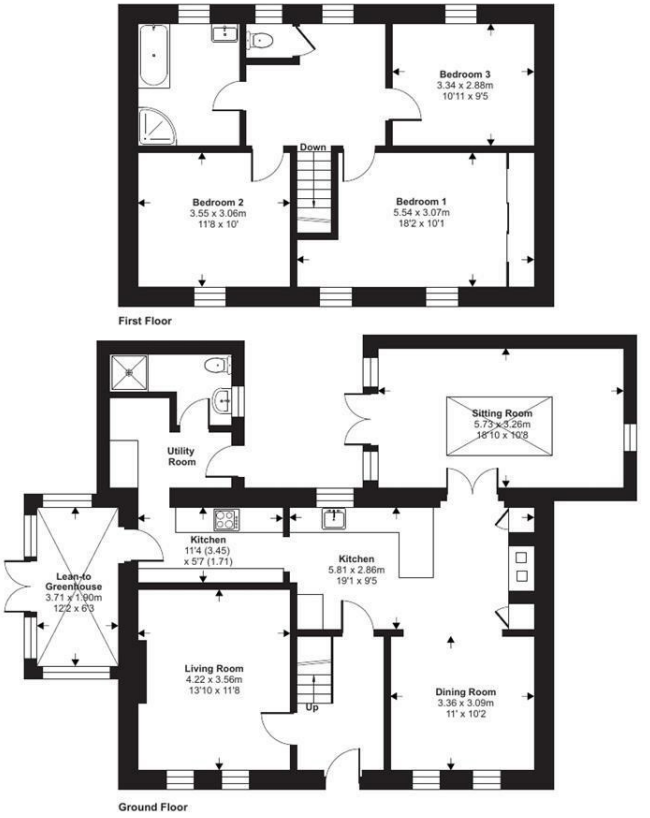


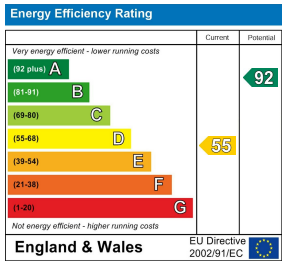




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