

Kea Cottage







Kea Cottage,

Killiow, Truro, Cornwall, TR3 6AE

Truro 2.5 miles – Playing Place 1.5 miles – Carnon Downs 2.5 miles

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A beautifully appointed detached country residence set in over 2 acres, enjoying a peaceful rural position just 2.5 miles from Truro.

- Superbly Presented Country Residence
- Popular Rural Position Near Truro
- 4 Reception Rooms
- Multi-Purpose Barn
- Council Tax Band G
- Approximately 2.28 Acres
- 4 Bedrooms
- Generous Gardens
- Ample Parking
- Freehold

Offers In Excess Of £899,950

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Occupying a peaceful rural setting approximately 2.5 miles from Truro, the property enjoys the benefits of countryside living whilst remaining highly accessible to the city's wide range of amenities, schooling, leisure facilities and transport connections. The surrounding area offers an abundance of scenic walking, riding and outdoor pursuits, along with Loe Beach at Feock located just 3.8 miles away.

DESCRIPTION

This contemporary family home is understood to have been converted in 2017 and now provides a charming and tastefully presented property in a popular position near Truro.

The open-plan dining room and kitchen form the heart of the home, featuring attractive limestone flooring and creating an impressive living space that flows naturally, with steps rising to the living room.

The kitchen has been designed in a classic country style, fitted with a comprehensive range of units and centred around a Rangemaster cooker. Thoughtful detailing, including mosaic-tiled splashbacks and timber accents, complements the traditional aesthetic, whilst vaulted ceilings and rooflights introduce an abundance of natural light and a feeling of openness.

The living room enjoys direct access to the garden and centres around an attractive wood-burning stove set within a characterful fireplace. This comfortable room provides a cosy retreat whilst retaining a spacious feel.

A later addition provides a substantial single-storey wing with vaulted ceilings throughout. This section incorporates a generous utility room together with a large family room and adjoining study area. The flexibility of this space offers a variety of potential uses, including a games room, home office suite, additional reception room or even ancillary accommodation, subject to the necessary consents.

Completing the ground floor is a well-proportioned double bedroom served by a contemporary shower room.

On the first floor is a family bathroom and three further bedrooms, all benefitting from built-in storage. The principal bedroom enjoys a dual-aspect outlook, whilst the remaining bedrooms overlook the gardens.













OUTSIDE

The property is approached via a private lane and is set behind granite entrance pillars and traditional Cornish stone walling, providing an attractive first impression. A generous gravel driveway offers extensive parking for several vehicles.

The gardens extend to approximately half an acre and are predominantly laid to lawn, creating an excellent environment for families and outdoor entertaining. A large paved terrace enjoys a sunny aspect and provides an ideal space for al fresco dining. Mature trees and established hedging surround the grounds, enhancing privacy and creating a delightful backdrop throughout the seasons.

Planning permission has been granted for the construction of a triple garage under application reference PA16/04462.

On the opposite side of the lane there is a substantial multi-purpose barn, providing useful garage, storage and workshop space, together with an area of hardstanding to the front, a stone store and a paddock beyond.

In all, the property extends to approximately 2.28 acres.

SERVICES

Mains water and electricity. Private drainage via a septic tank. Oil fired central heating.
Internet: Standard and Ultrafast available (Ofcom).
Phone signal: Outdoor and in-home available (Ofcom).
Please note the agents has not inspected or tested these services.

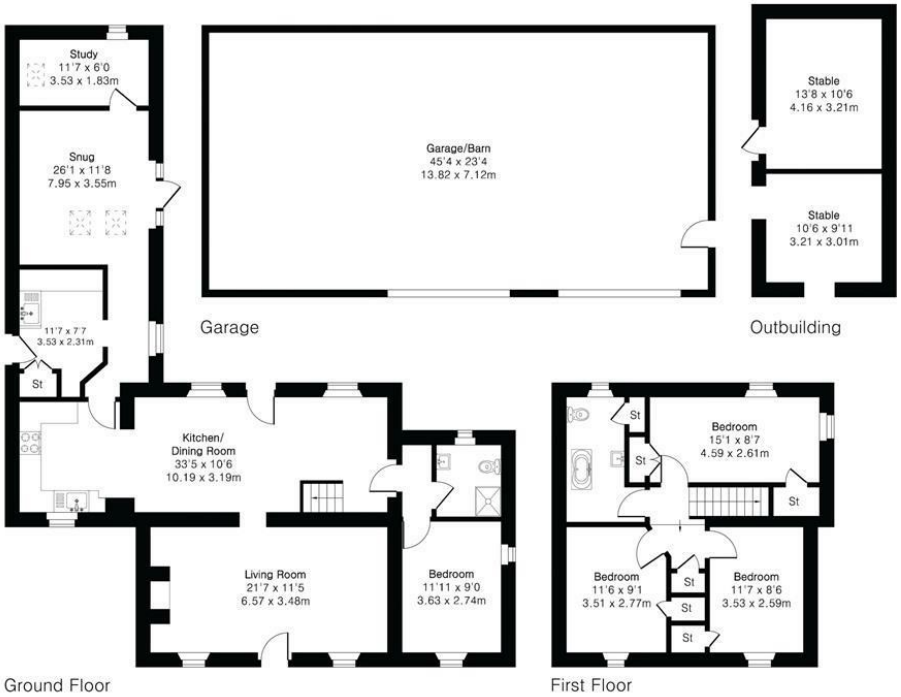
VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

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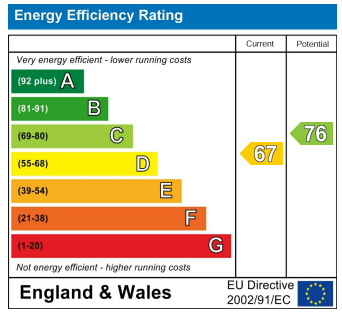
Approximate Gross Internal Area 1715 sq ft - 159 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1200 sq ft – 111 sq m
First Floor Area 515 sq ft – 48 sq m
Garage Area 1059 sq ft – 98 sq m
Outbuilding Area 252 sq ft – 23 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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