



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8812

Offers around £525,000

Fairway,  
8 Kilhallon Woodlands, Par, Cornwall, PL24 2RJ

**FREEHOLD**



**A charming, Canadian designed detached 3/4 bed roomed house situated on a peaceful and sought after semi rural residential close within lovely gardens and with views front and rear towards countryside. Close to excellent local amenities, a mainline station and Par Beach.**



## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance hall, cloakroom, sitting room, dining room, conservatory, family room/bedroom 4, kitchen, utility room.

**First Floor:** master bedroom with en-suite shower room and walk-in wardrobe, 2 further double bedrooms.

**Outside:** asphalted driveway providing access to the integral garage/workshop, lawned front garden with covered walkway across the front of the house, gently tiered rear garden with lawn, patio, gravelled sitting area and vegetable garden. The gardens are beautifully planted with a variety of flower and shrub beds, hedged and fenced boundaries all help to provide an excellent screen.



## **DESCRIPTION**

An attractive detached 3/4 bed roomed house with versatile and spacious accommodation designed to a Valhalla Homes Canadian design in the early 1980's. A covered walkway across the front of the property with steps up to the front door which opens onto the entrance hall which has two large built-in cupboards. Stairs ascend to the first floor and doors radiate out into the various rooms.

On the ground floor is a lovely sitting room with a double glazed bow window providing plenty of light and lovely views to the front. A minster style fireplace houses a multi fuel burning stove and the sitting room is semi open-plan to the dining room which is of a good size and has a double glazed sliding door out onto the rear garden. On one side of the dining room is a purpose built conservatory and on the other a kitchen which has been completely refitted with handleless gloss units and stone effect laminated worktop surfaces plus a range of integrated appliances. At the far end of the kitchen is the utility room and beyond that a further door opens onto a family room or ground floor fourth bedroom which enjoys lovely views over the rear garden.

On the first floor are three double bedrooms. The master bedroom has a large picture window overlooking the rear garden, an ensuite shower room and large walk-in wardrobe with a range of hanging rails and built-in shelving. Two further double bedrooms have windows at the front. A well appointed family bathroom has a white suite with bath and shower above.

The gardens are delightfully well planted with areas of lawn, patio, gravelled sitting area, greenhouse and many well planted flower and shrub beds and borders with boundaries comprising hedging and fencing.



## **LOCATION**

Kilhallon Woodlands is a quiet residential road situated on the outskirts of the village of Par close to open countryside and a short walk from Par duck pond or a slightly longer walk leads up into Pontsmill and the Luxulyan Valley which is a World Heritage Site and where

some preserved remains of the clay industry can be viewed hidden away in lovely mature woodland. A short walk away is the mainline railway station at Par which is on the direct line to London Paddington with an approximate travel time of 4½ hours adjacent to the station is Par running track which is a running/athletics track which holds sports events through the year and is available for recreation. The nearby villages of Par, St Blazey, and Tywardreath all provide an excellent array of day to day shops, post offices, local inns, doctor's surgeries and chemists.

Par is home to a long sandy beach behind sizeable sand dunes with a lake and nature reserve at the back of the beach. Coastal walks in both directions are within reach and around the headland from the village of Par lies the deep natural harbour at Fowey which hosts anything from commercial shipping to passenger liners, yachts and pleasure craft and has two active yacht clubs which hold races in St Austell Bay through the summer months. Fowey also hosts an annual regatta which often features the Red Arrow Aerial Display Team.

The nearest major town is St Austell some 8 miles away which provides a wide array of leisure, commercial retail facilities, out of town trading estates and supermarkets. The local villages have a choice of primary schools whilst there are secondary schools in St Austell and Fowey. St Austell also provides a large leisure centre and numerous sports clubs.

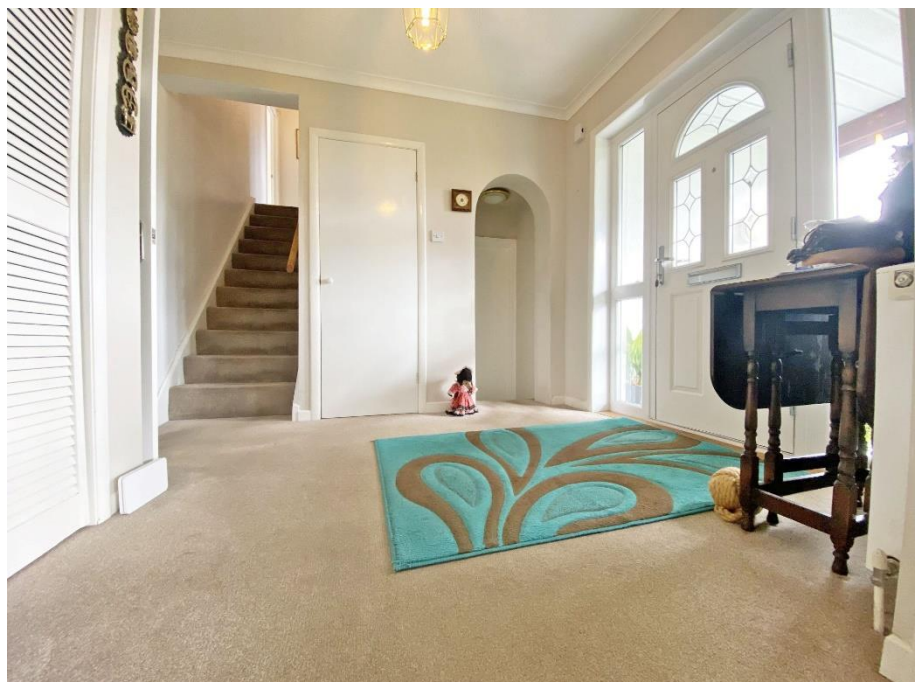
The road network from Par provides out of county access via the A390/A38 and the A30 both of which provide swift routes (the A30 is entirely dual carriageway) to Exeter where they join the national motorway network. Other nearby attractions include an 18-hole coastal golf course at Carlyon Bay, a further 18-hole golf course at Lanhydrock and smaller golf clubs at Porthpean and Polgooth whilst other nearby attractions include the Eden Project and the Lost Gardens of Heligan.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Broad veranda style entrance with tiled floor and steps up to a wood effect partially double glazed panelled composite front door with windows on either side, opening onto:-

**ENTRANCE HALL.** Built-in wardrobe cupboard, further deep storage cupboard, stairs ascending to the first floor, coved ceiling, radiator. Doors off to:-

**CLOAKROOM.** White suite comprising a low level wc, pedestal wash hand basin, fully tiled walls, tiled floor, radiator, electric light and shaver point.



**SITTING ROOM – 19'6" x 12'4"**. A lovely light room with a large double glazed bow window overlooking the front garden, two radiators, attractive sandstone style fireplace with inset multi fuel burning stove, two radiators, three wall light points, covered ceiling, TV aerial point. The sitting room is semi open-plan to the:-



**DINING ROOM – 11'4" x 11'2"**. Double glazed sliding patio door and adjacent window opening onto and overlooking the rear garden, two radiators, coved ceiling, twin glazed doors to:-



**CONSERVATORY – 9'8" x 9'8" to the glass.** Wood effect flooring, double glazed windows on all sides overlooking the gardens, polycarbonate pitched roof.



**KITCHEN – 16'2" x 11'2".** The kitchen is well fitted with a modern range of handleless gloss cream cabinets comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboard and surrounding roll edge laminated stone effect worktop surfaces with tiled upstands. 1½ bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a Neff double oven and grill, Neff five ring gas hob with illuminating filter hood above, integrated Bosch half size dishwasher. Space for upright fridge freezer, white vertical ladder radiator/towel rail, attractive wood effect flooring, coved ceiling, double glazed window overlooking the rear garden.





From one end of the kitchen a part glazed door opens onto the:-

**UTILITY ROOM – 9'7" x 5'7"**. White Belfast sink with mixer tap and tiled splashback, roll edge laminated stone effect worktop surface to one side with undercounter space for washing machine, tiled floor with recessed mat well, part double glazed panelled door to the rear garden. Wall to wall built-in cupboards.

**FAMILY ROOM / BEDROOM 4 – 14'8" x 11'6"**. Double glazed window overlooking the rear garden, coved ceiling, radiator. Door to integral garage.

From the entrance hall a staircase with a wooden handrail to one side, ascends to the:-

**FIRST FLOOR LANDING.** Walk-in airing linen cupboard housing a wall mounted Baxi gas fired boiler to supply domestic hot water and central heating, adjacent wall mounted programming controls. A range



of fitted slatted shelving with a foam dipped hot water cylinder and immersion facility. Doors off to:-

**BEDROOM 1 – 12'6" x 11'9"**. Large double glazed picture window overlooking the rear garden with views to countryside beyond. Radiator. Doors off to:-



**EN-SUITE SHOWER ROOM.** White suite comprising a corner shower cubicle with fitted shower and tiled wall surrounds, pedestal wash hand basin, low level wc, fully tiled walls, wood effect flooring, ladder radiator/towel rail, opaque double glazed window.

**WALK-IN WARDROBE.** Well fitted with a comprehensive range of hanging rails and built-in shelving, loft hatch access.





**BEDROOM 2 – 11'4" x 10'9"**. Double glazed window to the front providing lovely views towards countryside, radiator, coved ceiling.



**BEDROOM 3 – 9'6" x 10'4" min. to the front of a built-in double wardrobe.** Double glazed window to the front with lovely views towards countryside, radiator.

**FAMILY BATHROOM.** White suite comprising a panel enclosed bath with tiled wall surrounds and a fitted shower above. Low level wc, pedestal wash hand basin, part tiled walls, ladder radiator/towel rail, wood effect flooring, coved ceiling with inset downlighters, opaque double glaze window.



### OUTSIDE

The property is approached from a small residential close via an asphalted driveway which provides access to the garage and workshop. The path then approaches the front door and a covered tiled path leads across the covered front of the house and around to the rear. The front garden is mainly laid to lawn with well planted flower and shrub bed borders and a hedged front boundary providing good privacy. The rear garden is arranged in shallow tiers with the lower tier comprising lawn with well planted flower and shrub bed borders with steps leading up to a paved patio adjacent to the dining room door with well planted flowerbeds and an ornamental pond bordering it and above that is a vegetable garden and greenhouse with a gravelled sitting/clothes drying area. The boundaries comprise hedging and wooden fencing.

**GARAGE (L-SHAPED) – 19'7" x 13'4" plus 9'6" x 8'2"**. Remote controlled roller shutter door to the front, electric light and power points. The garage is currently configured as a garage and separate workshop area.



### **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).

**POST CODE** – PL24 2RJ.

**SERVICES** – Mains water, mains electricity, mains gas, mains drainage. We are informed that water from the roof does not go into mains drainage but into land soak aways in the garden. The property is heated by mains gas central heating.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

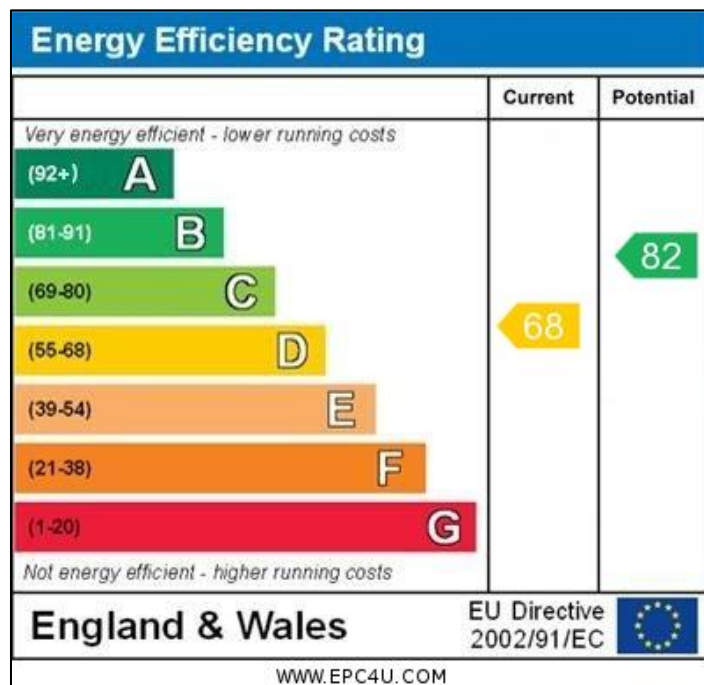
**DIRECTIONS** – From St Austell follow the A390 to St Blazey proceed through St Blazey Gate and having passed the Four Lords pub on your right hand side, continue on the A390 descending the hill towards St Blazey. Go past Double Trees on your right and take the next turning right, (at the top of Rose Hill), into Middleway. Follow Middleway down to a crossroads at which turn left and then immediately right into St Andrew’s Road, follow St Andrew’s Road until you come to Par Duck pond on the right hand side immediately opposite which turn left into Driving Lane. Follow Driving Lane up to a crossroads at the brow of a hill, turn left and first left again leads you into Kilhallon Woodlands. Fairway will be found a short way down on the right hand side, just before a left hand bend.

**AGENT’S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

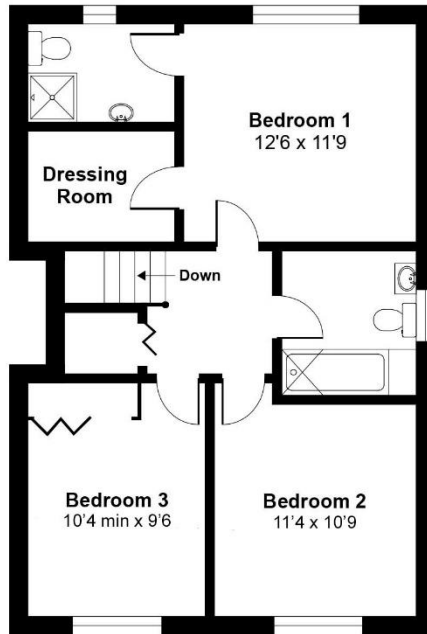


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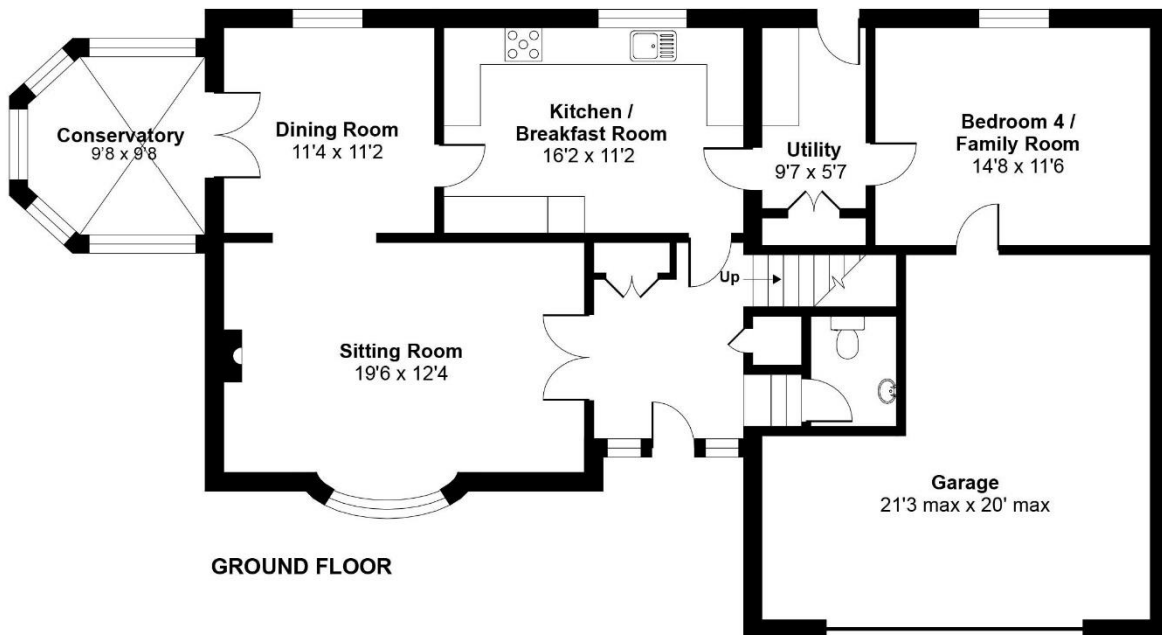
# Fairway, 8 Kilhallon Woodlands, Par

Approximate Area = 2141 sq ft / 198.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



