



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9091

£685,000

Fairfield Cottage,  
Fairfield, Illogan, Redruth, Cornwall, TR16 4EJ

FREEHOLD



Occupying a delightful semi rural setting backing onto fields on the fringes of the popular village of Illogan near Cornwall's north Cornish coast; a fabulous highly individual detached family home with incredible, well stocked level gardens of over  $\frac{1}{3}$  of an acre with plentiful parking and excellent L-shaped detached outbuilding offering great scope for conversion into extra ancillary accommodation (subject to gaining necessary consents).  
Sold with immediate vacant possession – no onward chain.





### SUMMARY OF ACCOMMODATION

**Ground Floor:** porch, entrance hall, sitting room, dining room, kitchen breakfast room, utility room, cloakroom/wc.

**First Floor:** landing, 4 bedrooms, family bathroom.

**Outside:** large lawned garden with mature shrub and tree borders, rear courtyard garden with flowerbeds and borders, further vegetable/flower garden beyond the outbuilding. Large L-shaped outbuilding comprising garage, workshop and store. Gated driveway with parking for numerous vehicles.





## **DESCRIPTION**

Fairfield Cottage occupies a delightful and very special semi rural location set in the surrounding countryside of the ever popular village of Illogan which itself is close to the north Cornish coast. The property directly abuts lovely unspoilt surrounding countryside, is well away from any roads so is incredibly peaceful with little or no noise or light pollution with fabulous far reaching views over miles of surrounding countryside. The property has been a much loved family home for over 38 years and is being sold to facilitate a move nearer to children. The sellers are purchasing independent of sale and therefore, the property can be bought with the great benefit of vacant possession and no complicated onward chain.

Fairfield Cottage is non-Listed and was originally a cottage which was extended back in the 1970's to create a good looking, highly individual family home with a hipped and gabled main façade with additional dormered windows. The property is neatly presented with oil fired centrally heated accommodation and ready for immediate occupation but also offers great scope for further improvement and with the size of the garden plot also further extension (subject of course to gaining any necessary consents).

In addition to the main house there is a fantastic historic L-shaped outbuilding currently providing garaging, workshop and storerooms. However, this could easily be reconfigured or developed to create a fantastic studio, home office, gym or even to create a granny annexe or ancillary accommodation, subject of course to gaining necessary consents.

The main house is entered through a sunny porch opening through an inner hall with a door opening into a large sitting room with open fire, dual aspect with space for many easy chairs and sofas. A square arch opens through to a dining room with sliding doors which open into the sunny courtyard rear garden. There is a good sized kitchen breakfast room, a large utility room and a downstairs cloakroom/wc.

On the first floor there are four bedrooms (two good sized doubles, two large singles) and a family bathroom.

The gardens and grounds of the property are an absolute delight extending in total to over  $\frac{1}{3}$  of an acre. The house is approached off a well metalled lane which runs along the outskirts of a flower field, making the approach feel very special indeed, culminating in a gated driveway with gravelled parking area for numerous vehicles with turning areas. To

the front of the house is a broad level lawn interspersed with maturing trees, shrubs and profusely stocked borders ideal for green fingered plantsman and families with children or pets alike. At the end of the front garden is a lovely vegetable garden which is a great sheltered growing environment.

To the rear of the house is a lovely sunny courtyard bounded by the historic outbuilding. This is a real suntrap, again with flowerbeds and borders ideal for barbecues, alfresco dining etc. Behind the outbuilding is a further flower garden which again offers great further potential to create a private garden for an annexe if the outbuilding was ever converted.

From the perimeter of the plot there are wonderful views over surrounding countryside and despite the tranquility and rural nature of the location the shops and day to day facilities of the village of Illogan are just a short walk away.







## **LOCATION**

Fairfield is located close to one of the area's most sought after roads (Alexandra Road) and is set just outside of the village directly abutting the surrounding rolling countryside.

The property is situated just 2 kilometres from Portreath beach and ideally situated close to Tehidy Golf Course and many lovely walks in both the Tehidy Park Country Estate and also along the stunning nearby north Cornish coast. It is a location that is readily accessible to Truro and west Cornwall alike, a location where properties rarely appear on the market. Certainly, it is most unusual to encounter such a beautifully proportioned house with such a large garden in such a glorious setting.

There are magnificent beaches nearby at Gwithian to the west and Perranporth to the east, both of which are within an easy drive. The rivers and creeks of the south coast of Cornwall are also within easy reach providing access to pleasure and sailing craft facilities on the Helford and Fal rivers.

St Ives, Newquay, Penzance and Falmouth are all within a circa 20 minutes' drive from the property and there is easy access out onto the A30 (Cornwall's main arterial road) which remains dual carriageway all the way northwards to Exeter where it joins the national motorway network.

There are mainline stations at Redruth and Camborne both of which are on the main line to London Paddington with approximate travel time of 4½ hours. To the north east lies Cornwall Airport Newquay providing daily shuttle flights to a growing range of national and international destinations.



## **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.

**POST CODE** – TR16 4EJ.

**SERVICES** – Mains water, private drainage (septic tank), mains electricity, oil fired central heating.

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

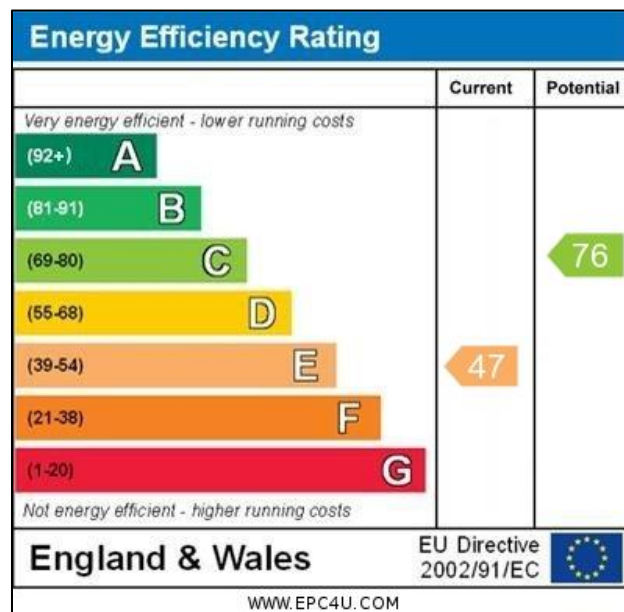
**DIRECTIONS** – Do not use satellite navigation as it will not take you to the property. From the centre of Illogan proceed in a westerly direction of Alexandra Road, after approximately ½ a mile turn right into Marys Well, as you leave the outskirts of the village bear left, do not go into the lane called Fairfield but instead proceed through a small unmarked gated entrance which leads into a farmers field, follow the track which runs round the perimeter of the farmers field which leads to the entrance drive of Fairfield Cottage.

**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





Not to scale – for identification purposes only.

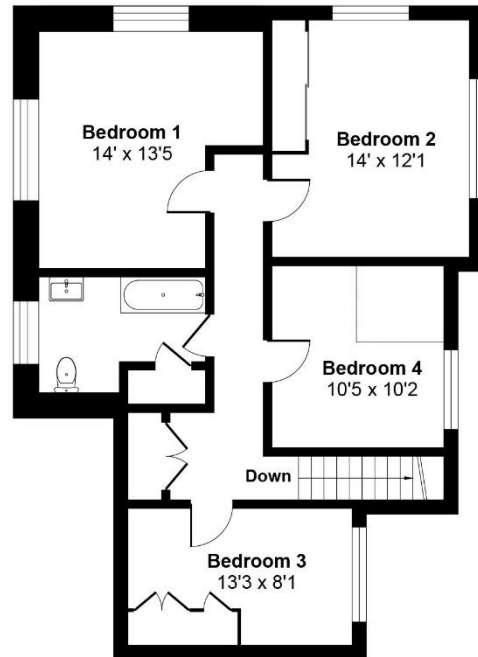
### Fairfield Cottage, Fairfield, Illogan, Redruth

Approximate Area = 1576 sq ft / 146.4 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Outbuilding / Garage = 760 sq ft / 70.6 sq m  
Total = 2362 sq ft / 219.4 sq m

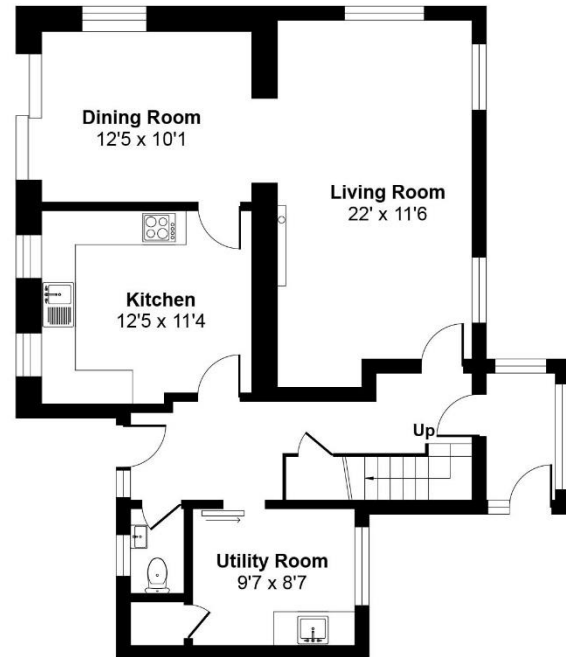
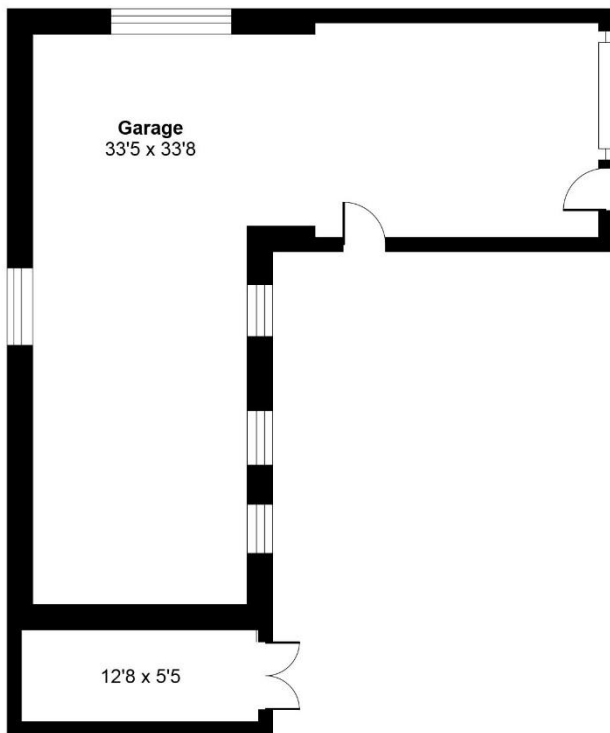
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Lillcrap & Chilcott. REF: 888018

