



# KEVRIN-VA

FOUNDRY LANE, STITHIANS, NR. TRURO, CORNWALL



LILICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT



## KEVRIN-VA

FOUNDRY LANE, STITHIANS, NR. TRURO, CORNWALL

Located on the rural outskirts of the popular village of Stithians, a fantastic, totally individual brand new ultra-contemporary home with over 3,500sq.ft. of generously proportioned and immaculately presented air source heated accommodation.

With stylish white rendered and charred larch clad exteriors and highly versatile 3/4 bedroomed main house plus large self-contained 1 bedroomed annexe on the lower ground floor.

Accessed off a quiet no-through lane with integral double garage, large courtyard parking area with electric gated entrance and intercom set within a large garden plot of 0.33 of an acre with lovely views over the upper reaches of the Kennall Valley.

### SUMMARY OF ACCOMMODATION

**Ground Floor** Entrance hall, utility room, cloakroom/wc. Stairs descend to open-plan kitchen/dining/living room with access onto wraparound balcony with plate glass balustrade. Vast principal bedroom suite comprising double bedroom, large walk-in wardrobe and en-suite shower room.

**Lower Ground Floor** Hall, 2 double bedrooms and family bath/shower room and office/bedroom 4. INTEGRATED GROUND FLOOR ANNEXE comprising sitting room, kitchen/dining room, shower room/wc and double bedroom.

**Outside** Electronically gated entrance with intercom into tarmac parking area for numerous vehicles. Additional freehold parking on lane. Steps and gravelled pathway descending to tiered lawned garden.

**In all, extending to 0.33 of an acre.**

Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)





## LOCATION

Kevrin-Va enjoys an extremely peaceful semi rural location on the outskirts of the popular village of Stithians. Facilities in the village include a post office, general stores, garage, public house, hotel, church, chapel and junior school. St Stythians Church has about 800 years of history. Stithians Agricultural Show held each year in July began in 1834. It is a great attraction being the largest and best known village show in the West Country. Nearby at Carn, Stithians Dam creates the large Stithians reservoir, a venue for many aquatic sports.

The historic town of Falmouth lies about 8 miles away with its shopping and yachting centre and beaches among various amenities together with the deepest natural harbour in Europe across which is the renowned Roseland Peninsula. A branch line railway service operates between Falmouth and the cathedral with of Truro about 9 miles away which provides excellent shopping and commercial facilities including the Hall for Cornwall theatre which has recently undergone a multi-million pound refit. An intercity rail service connects Truro to London Paddington (travel time approximately 4½ hours). There are golf courses at Falmouth, Budock Vean and Truro.

For the dedicated yachtsman and keen day sailor, the south Cornish coastline offers numerous yacht and sailing clubs, marinas, tidal estuaries and the wonderful day sailing waters which are widely judged to rank amongst the finest in the United Kingdom. The Helford made famous by the works of Daphne du Maurier, Falmouth harbour and bay and the Carrick Roads and Fal Estuary, creeks at Restronguet, Mylor and the Percuil River all hold very special appeal to yachtsman and are eminently accessible from the property. The area is well served with both private and state schools for all ages including Treiske and Polwhele Preparatory Schools, Truro School, Truro High School for Girls and the University of Cornwall Hub based at Tremough near Penryn.



## DESCRIPTION

The availability of Kevrin-Va represents an unrivalled opportunity to acquire a stunning, brand new ultra-contemporary home located on the rural fringes of the popular village of Stithians convenient for Truro, Falmouth and Redruth.

Located at the end of a no-through lane with no passing traffic, Kevrin-Va (which means My Secret Place in Cornish) occupies a stunning setting sitting at the top of an elevated plot with blissful views over trees and surrounding fields and the upper reaches of the Kennall Valley. The house has attractive white rendered and charred larch exteriors with stylish flat GRP roofing, excellent insulation and underfloor air source heated accommodation on both of its floors. With over 3,500sq.ft. of accommodation plus 3 metre ceiling heights further enhancing the particularly generous proportions, virtually all rooms enjoy incredible wraparound views of the valley below making for a particularly light and airy feel.

The property has highly versatile accommodation with a stunning large open-plan main living room with a sleek high specification German kitchen, a vast sitting area with space for easy chairs and sofas and a large dining area completing a wonderful reception space with sliding full height glazed doors opening onto a wraparound balcony with plate glass balustrade. Over a third of the upstairs is given to the principal bedroom suite with fantastic large double bedroom, a huge walk-in wardrobe and spacious en-suite shower room. On the ground floor there are two further double bedrooms and beautifully appointed family bath/shower room plus a study or fourth bedroom. Also on the lower ground floor is a fabulous annexe which can be totally self-contained or integrated into the main accommodation, depending upon the wants and desires of an incoming purchaser. This comprises a large second sitting room, a fantastic kitchen/dining room with excellent ceiling heights, a double bedroom and en-suite shower room, lending itself perfect for guests or dependent family.

The house enjoys a high degree of privacy and seclusion set behind high walls and an electrically operated gated entrance with intercom access opening to a tarmac courtyard with parking for numerous vehicles plus an integral double garage. There is a further gravelled parking area off the lane and the house sits in a large plot of of an acre, currently laid to lawn with paths and terraces but with great scope for further planting and improvement.

**All in all, a spectacular brand new ultra-contemporary home with generously proportioned highly versatile accommodation all mod cons, a high level of specification and immaculate presentation. Early viewing wholeheartedly recommended by the vendor's sole agent.**



## GENERAL SPECIFICATION

- Dekton worktops in the kitchen, utility room and cloakroom with a full complement of Miele appliances throughout including washing machine and tumble dryer with handleless ovens and a self-venting induction hob.
- Quooker boiling tap in kitchen.
- All glass elements of house are 3m height Schuco German precision lift and slide doors in black aluminium.
- Pivot triple glazed glass front door with internal lighting and fingerprint technology exit and entry from RK Doorsystems. Smart technology incorporated into the home hub for exit/entry on smart phone.
- Fully fitted Bauformat bespoke design kitchen supplied by Torben Schmid Kitchens.
- Italian porcelain flooring with underfloor heating throughout.
- Fully piped and ready to take gas fired wood burner in living area.
- Principal bedroom, walk-in wardrobe with bespoke German fitted furniture throughout and walk-in shower.
- Guest bedroom with en-suite shower room fitted with marble tiles throughout.



- All bathrooms fitted with Villeroy & Boch furniture and sanitaryware and high-quality valves and taps throughout.
- Full smart house technology incorporated throughout for remote gate entry, fibre broadband/wireless technology and audio/TV all housed in easy access data cabinet in plant room.
- Grant Aeron3 ASHP to feed underfloor heating and hot water supply throughout.
- Heatmiser thermostatic smart controller fitted to each room to gain optimal temperature throughout the house with central wireless hub for control on smart phone.
- High spec electric towel rails in all bathrooms.
- Timber frame construction with high thermal rated fibre cement board and silicone render on all external walls ensuring a high EPC rating.
- Full GRP roofing with internal water run off in built guaranteed for 20 years.
- All lighting throughout is low energy LED spotlights with a warm white spec
- Full privacy glass to principal bathroom.
- Annexe area fitted with engineered oak flooring.
- German Bauformat kitchen in annexe with silestone quartz worktops and splashbacks.



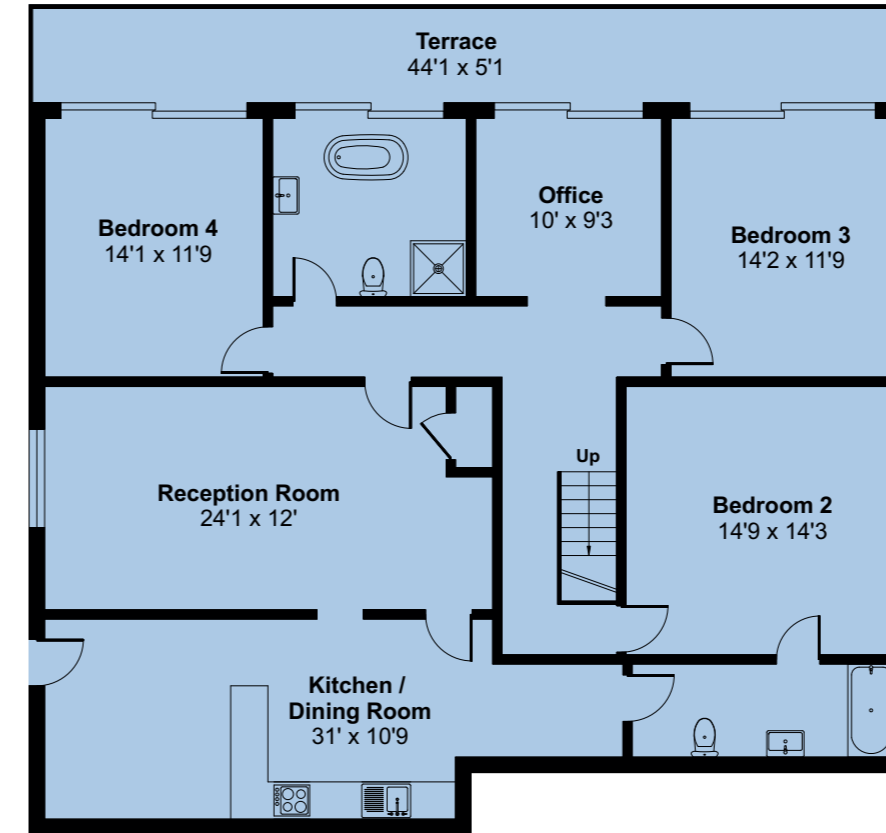
## KEVRIN-VA FOUNDRY LANE, STITHIANS, NR. TRURO, CORNWALL

Approximate Area = 3255 sq ft / 302.3 sq m

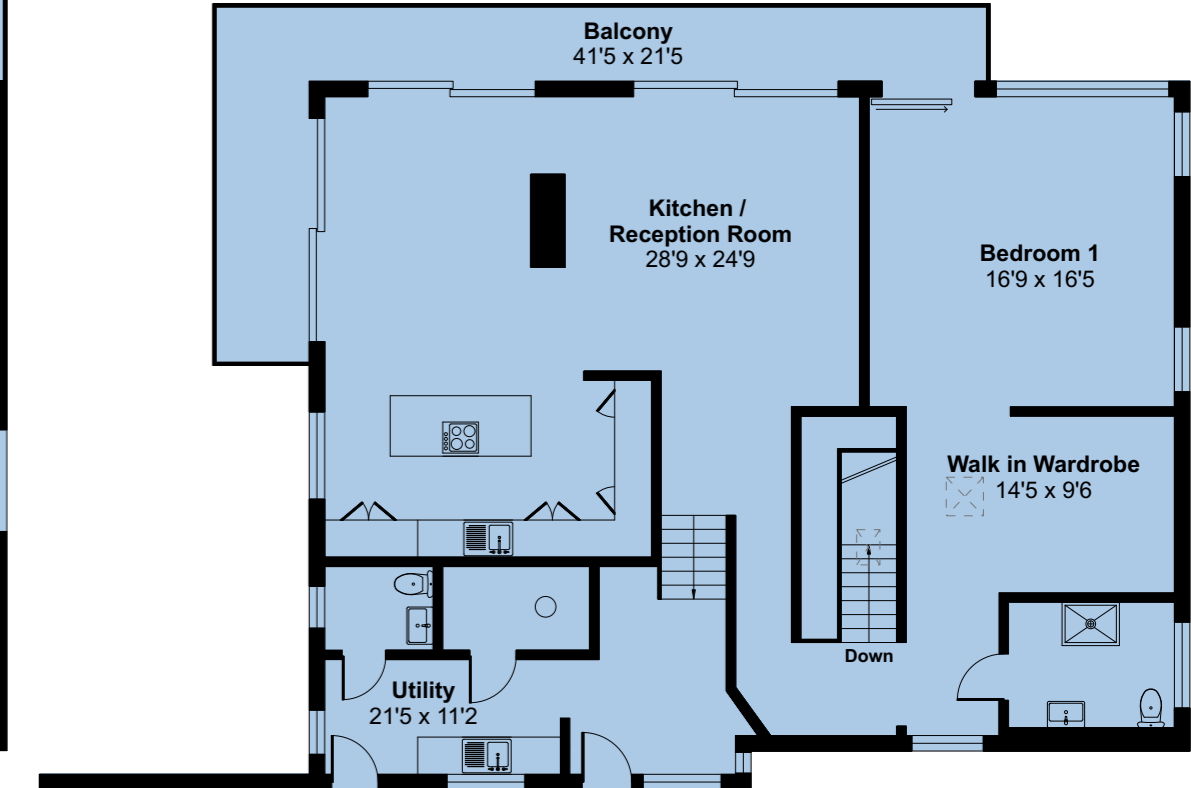
Garage = 345 sq ft / 32 sq m

Total = 3600 sq ft / 334.3 sq m

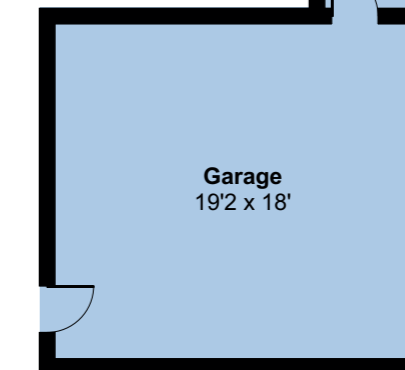
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
19'2 x 18'



## 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** TR3 7BU

**SERVICES** Mains water, mains electricity, mains drainage. Air source heat pump heating.

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

**DIRECTIONS** From Treluswell roundabout on the A39 between Truro and Falmouth, follow the A393 towards Redruth passing through the village of Ponsanooth. On exiting Ponsanooth ascend the hill and at the crossroads turn left signposted towards Stithians 1.5 miles. Follow this lane past the Stithians Showground and into the village. On the outskirts of the village pass the give way to oncoming vehicles sign and after approximately 200 yards turn left into an unmade tarmac lane on the left hand side. Follow this single track lane for approximately 400 yards where at the top of the hill where the property will be found on the right hand side.

**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.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		93
81-91	B	86	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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