

St Keverne
Helston
TR12 6PX

Asking Price £700,000

- ENCHANTING MILL CONVERSION
 - GRADE II LISTED
- LARGE GARAGE/STUDIO/OFFICES
 - MEANDERING STREAM
 - FORMAL LAWN AREA
- SET IN BEAUTIFUL MATURE GARDENS
 - SET IN TRANQUIL VALLEY
 - OUTBUILDINGS
- CLOSE TO STUNNING BEACHES
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1114.00 sq ft



Property Description

This is a beautifully presented former mill that has been extensively and imaginatively renovated using traditional materials, including stone, granite, and wood, but still retains an abundance of original character throughout. This home benefits of air source heat pump and under floor heating to help keep running costs as low as possible. The property also benefits from a range of traditional outbuildings in the garden, The accommodation must be seen to be fully appreciated and briefly comprises a kitchen/diner, hallway leading to a bathroom, and two double bedrooms. On the mezzanine floor there is a principal bedroom with en-suite shower room, while the top floor features a stunning sitting room with exposed A-frames and floorboards, and a wood-burning stove. Outside, there is a large workshop/garage/studio, ideal for additional ancillary space or for storing tools, equipment, a car, or a boat.

The gardens, extending to approximately one acre, provide a wonderful setting to enjoy the peace and tranquillity of the area. They are rich in flora, with mature ferns, palm trees, and large Gunnera plants creating a truly individual landscape. There are tiered lawned areas ideal for entertaining and games, ample parking, and an old cowshed providing further storage potential.

The property is approached along a driveway that gently winds up to the house and the large parking area.

Location

Set in a quiet valley and tucked away on the much sought-after Lizard Peninsula, a short drive from the popular village of St Keverne, which hosts an excellent range of local facilities, including local store, butcher, two public houses Doctors Surgery, primary school, church and Roskillys ice cream. There are numerous local beaches and villages such as Porthoustock and Porthallow, numerous walks along wooded creeks and excellent sailing waters on the Helford River out to Falmouth Bay. Helston is about 12 miles away, where one will find an extensive range of local shops and businesses, as well as supermarkets and many restaurants. The city of Truro is about 26 miles away with the Hall for Cornwall, and an extensive range of retail shops and the town of Falmouth is about 19 miles away again with an extensive range of shops and a university campus.

Accommodation Comprises

All dimensions are approximate and measurements are taken by LIDAR.

Kitchen

This is a lovely welcoming room with tiled floor, range of cottage style wood fronted units, granite work tops, inset stainless steel sink and mixer taps, two windows to the front and one to the side, stable door to front, plumbing for dishwasher, built-in oven, electric hob, space for

microwave, various wall units, built-in cupboard, pendant light, various power points and two large wooden feature beams.

Inner Hall

Tiled floor, window to the side with feature granite windowsill and wood lintel, steps leading to mezzanine landing, door leading to bathroom and two bedrooms.

Bathroom

Tiled floor, panelled bath with mixer taps and shower attachment, shower cubicle with tiled walls, WC with concealed cistern and shelf over, extractor fan, ladder-style heated towel rail, wash basin and cupboard below, shaver socket.

Bedroom

With built-in double wardrobe, small-paned window to side aspect, power points, beamed ceiling.

Bedroom

With built-in double wardrobe, small-paned window to side aspect with deep sill, power points, beamed ceilings.

Landing

Built-in book shelves, airing cupboard with hot water tank and immersion, door to:

Main Bedroom

Built-in double cupboard and two double wardrobes, power points, two small-paned windows to side and front aspect, access to loft space.

Ensuite

Tiled floor, WC with concealed cistern, cupboards above, built-in shower cubicle, small-paned window to side aspect over the garden, ladder-style heated towel rail, bidet with mixer taps.

Living Room

A beautiful light room, ideal for entertainment, polished wood flooring, six small-paned windows with the majority overlooking the delightful garden, large windowsill, a multi-fuel stove with slate hearth, door to rear garden, and part-exposed wooden beams.

Detached garage and workshop

A large, detached building with numerous rooms which could have a variety of uses.

Garage

Roller door, concrete floor, power points, part-exposed stone wall, window and door to rear.

Utility Room

Tiled floor, base units, with inset wash basin, raised plinth with



plumbing and space for washing machine and tumble dryer, power points, open tread stair case to first floor, door to:

Separate WC

Tiled floor, wash basin, window to side aspect and large windowsill, close-coupled WC,

First Floor

Studio/Workshop

Open-plan room with large triangle window to front aspect, power points, pitched ceiling.

WC

With close-coupled WC, wash basin.

Gym Room

Laminate flooring, window to rear aspect, electric panelled heater, pitched ceiling.

Store Room

Laminate flooring, window to rear aspect, electric panelled radiator.

Outside

On driving though the gateway, you enter a delightful garden which offers peace, privacy, tranquility and escapism from the outside world. Carefully nurtured to create an ever-changing scene with an abundance of mature shrubs, flowers, and trees. There is a burbling, meandering stream that runs through this garden creating a haven for wildlife. There is also a formal lawn area providing an ideal place for relaxing or entertaining outside. On one boundary there is a traditional stone barn/cow shed.

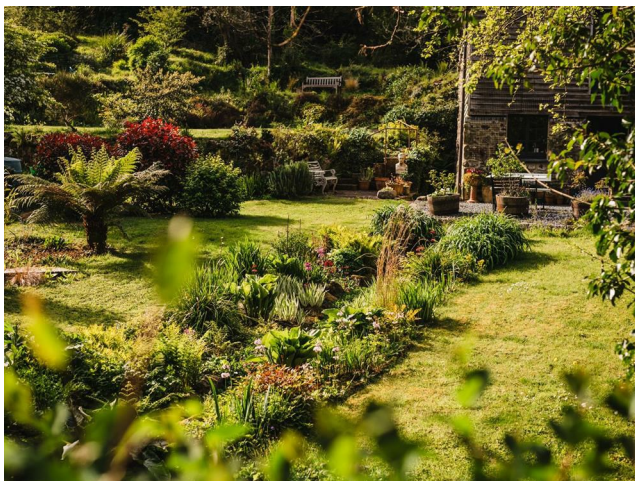
Services

Mains water, (supplemented by a private supply), mains electricity, private drainage with bio disc Klargester, and ground source Geo thermal heat pump central heating.

Directions

On entering St Keverne from Helston direction come into the square, keep the White Hart public house on your left and once past the pub, turn left along Commercial Road, keep going along the road until it bears sharp right, proceed down the hill and at the bottom, the property will be found on the left.

Material Information





St Keverne, Helston, TR12 6PX

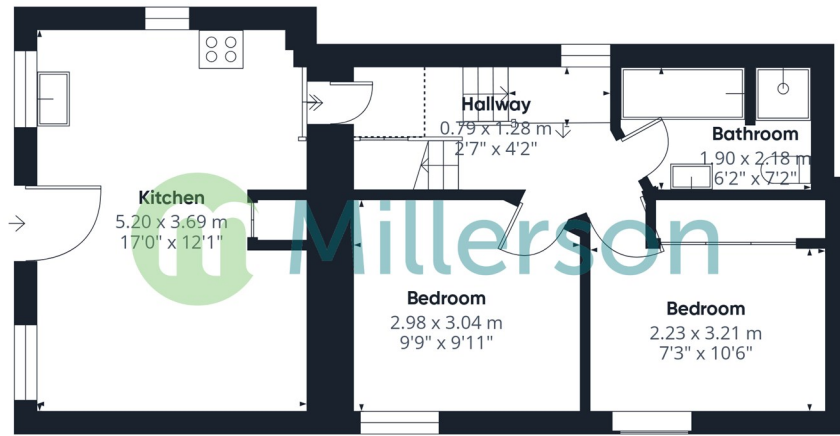
Verified Material Information

Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: timber -framed windows
Energy Performance rating: D
Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sewerage treatment plant
Heating: Electricity-powered central heating is installed.
Heating features: Wood burner, Ground source heat pump, and Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Unavailable, Vodafone - Poor, Three - Poor, EE - Good
Parking: Garage, Driveway, and Private
Building safety issues: No
Restrictions - Listed Building: Grade II
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

103.6 m²
1114 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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