

KILTER HOUSE

COVERACK, THE LIZARD, TR12 6TN



savills

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*Charming 4 bedroom Georgian
farmhouse, recently refurbished
to an exceptional standard
throughout, in an idyllic rural
position within easy reach of the
village and sea*

- Idyllic position within easy reach of the village and sea
 - Completely refurbished by current owners to an extremely high standard
 - Wealth of striking original features
- Elegant Living room with recessed fire place with granite lintel and wood burner
- Large Kitchen Dining room with slate floor, bespoke handmade units
 - 4 bedrooms, 3 Bathrooms
- Private garden of around 3/4 of an acre

Coverack waterfront about 0.7 miles

Porthallow Beach about 4 miles • Helford about 6 miles

Helston about 11 miles





THE PROPERTY

Kilter House is a charming Georgian farmhouse, which is not Listed, that has recently been completely refurbished by the current owners to an exceptionally high standard with attractive stone and slate-hung elevations beneath a slate roof.

The property offers generous family accommodation across two levels and is accessed via an original granite porch leading to a slate-floored hallway with an elegant turning staircase. On the right a spacious living room has aspects to the south and west and large sash windows with window seats to take advantage of the excellent light. A fireplace with wood burner and granite lintel provides a focal point for the room.

The Kitchen/Diner is to the left of the hall, beside the study and farm-house door to the garden. The large kitchen/dining room has a slate floor and views out over the courtyard with large sash windows, one with window seat. A range of bespoke units to include a Belfast sink with solid oak work top and built in dishwasher. A central island which has a polished granite work top, built in Neff Electric hob and oven and cupboards below. The original fireplace with an oak lintel contains a 2 oven oil-fired Aga flanked by cupboards. To the left of the fireplace is a recess with space for a free standing Fridge Freezer.

There is a separate utility/boot-room with built in units under a solid oak work top, with a Belfast sink and space below for white goods. There is a built in freezer to the side a stable door opens onto the garden, as well as to a ground floor wet room.

The main staircase leads to a wide and bright landing with the triple aspect master bedroom on the left. Next to the bedroom is a stunning bathroom with a free standing claw foot bath and large separate shower. There are two further bedrooms and a family shower room on the first floor which can be accessed via a secondary staircase from the kitchen. The fourth bedroom has a bright aspect and built in cupboards.

GARDENS & THE EXTERIOR

Kilter House is set in a secluded position on a private lane within walking distance of the village of Coverack. The house itself is arranged around two sides of a central slate paved, low walled courtyard which is open to the south and west and enjoys sun most of the day.

To the rear of the property the gardens take full advantage of their position and slope gently to the south-west, with views through trees across the valley to the west. The grounds extend to roughly three quarters of an acre and provide



privacy and plenty of outdoor space. The gardens have been well maintained and planted to provide colour throughout the year. There are large areas of level lawn, bordered by mature trees and shrubs along the surrounding hedges. Ample parking adjoins the driveway.

THE LOCATION

The Lizard is renowned for its beauty and spectacular landscapes, with much of the area designated an Area of Outstanding Natural Beauty. The countryside and coastline are famed for their varied animal and plant-life, geology and history, while the climate on the Lizard is often milder than the rest of the country.

Once the haunt of smugglers and wreckers, Coverack is a beautiful example of a traditional Cornish fishing village, where the houses hug the curve of the bay. A thriving village, it has a well-regarded primary school, shop, church, pub, restaurants and cafes. There are two beaches in the village, Mill Beach in the bay and Porthbeer Cove to the west, overlooked by Chynalls Point (an iron age fort), on the South West Coast Path which passes through the village.

Coverack is recognised as a water sports destination, with excellent facilities for windsurfing, diving and paddle boarding, as well as pleasure fishing. Sailing and mooring facilities are available on the Helford river and there is a challenging links golf course at Mullion.

Locally, the village of St Keverne provides a post office, two pubs, butchers, local shop, church and a nationally recognised ice-cream parlour at Roskilly's, where there is also a craft centre, restaurant, gallery and animal area.

The market town of Helston has a wide range of shopping and schooling facilities, whilst the cathedral city of Truro, approximately 28 miles away, is the municipal centre of the county. Travel links to the area are good, with Coverack being served by wide roads and the A30 providing dual carriageway access through Cornwall from the M5 at Exeter. There are mainline railway stations at Redruth and Truro and four daily flights to London Heathrow from Cornwall Airport (Newquay), as well as other domestic and international locations.





DIRECTIONS

From Helston, follow the A3083. After passing Culdrose on your left, at the roundabout take the first exit for the B3293 to Coverack and St Keverne. After passing Goonhilly Downs and Zoar Garage, take the main turning down into Coverack shortly before St Keverne, past the signs for Roskilly's on the left. After about 200 metres take the first left onto a gravel lane, Kilter House is towards the end of the lane on the left, marked by a small slate sign.

SERVICES

Mains Water, Electricity, Private Sewage (New Septic Tank), New Worcester Bosch Oil Fired Boiler

Broadband: Standard BT Internet currently connected however Ultrafast is available

FreeSat Satellite Dish installed

Alarm: The house has been fitted with a Burglar Alarm

TO NOTE

- During refurbishment Ethernet cables have been wired to every room
- All drainage pipework from and around the house has been replaced & upgraded

TENURE

Freehold

VIEWINGS

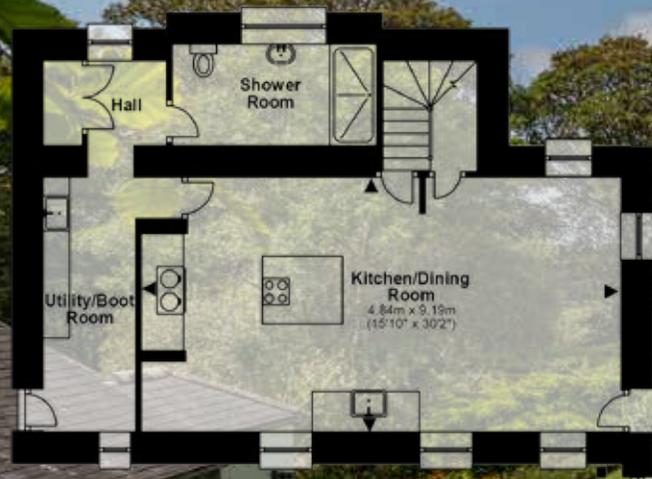
Strictly by prior appointment with Savills.

FIXTURES AND FITTINGS

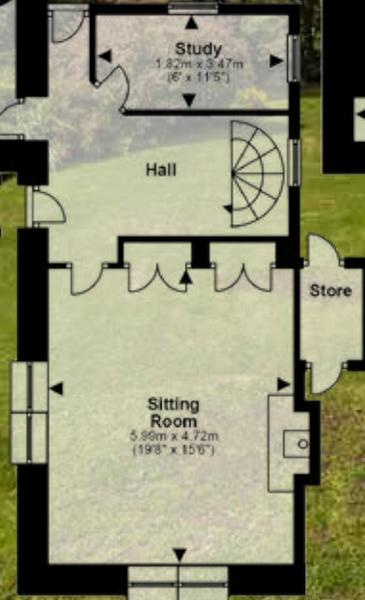
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

KILTER HOUSE
 Approximate Gross Internal Area:
 224.1 sq. metres (2411.7 sq. feet)

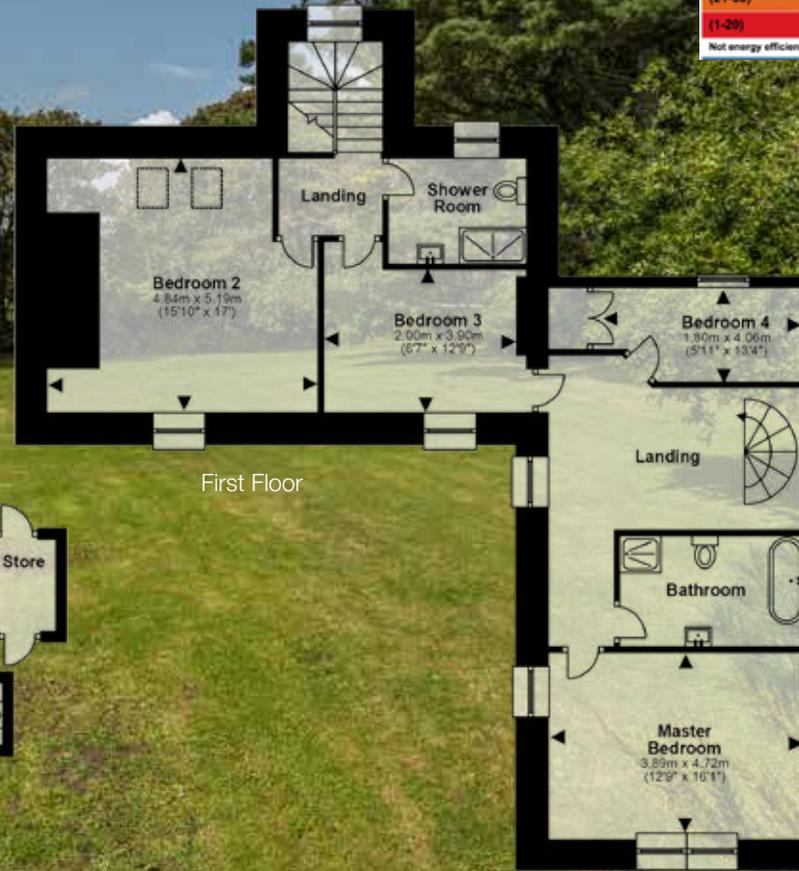
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



First Floor



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SAVILLS TRURO
 73 Lemon Street,
 Truro,
 Cornwall TR1 2PN
 01872 243 200
 cornwall@savills.com

