



Kelgwaynten Laddenvean, St. Keverne, TR12 6QD

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Kelgwaynten Laddenvean

- FOUR BEDROOM DETACHED PROPERTY
- TUCKED AWAY POSITION
- DECEPTIVELY SPACIOUS ACCOMMODATION
- MUCH IMPROVED BY THE PRESENT VENDORS COMPLETED TO A HIGH SPECIFICATION
- GARDENS BEING NICELY ENCLOSED
- DETACHED GARAGE/WORKSHOP
- FREEHOLD
- COUNCIL TAX D
- EPC D66

A beautifully presented four-bedroom detached home, in a pleasant "tucked away" position in the highly sought-after village of St Keverne on the eastern side of the Lizard Peninsula.

This deceptively spacious property has been significantly improved by the current owners and now offers a stylish, high-specification family home finished to a superb standard throughout.

The accommodation briefly comprises a generous entrance hallway, L-shaped open plan living area including a lounge/diner and well-appointed kitchen. A separate utility room, cloakroom, and two double bedrooms on the ground floor, including a principal bedroom with en-suite. On the first floor, there are two further double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing parking for several vehicles and leading to a detached garage. The front and rear gardens are attractively landscaped, with the rear garden offering a good degree of privacy and designed for low maintenance with the bonus of a hot tub.

St Keverne offers a strong range of local amenities including a post office, doctors' surgery, restaurant, general stores, two public houses, church, primary school, and butcher. The surrounding area provides access to open countryside and beautiful coastal walks. More extensive facilities can be found in Helston, approximately ten miles away, including national retailers, a cinema, and a sports centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







FEATURE GLAZED DOOR TO

ENTRANCE HALLWAY

This generously proportioned space benefits from engineered oak flooring, a useful storage cupboard, and feature shelving. A striking staircase rises to the first floor, with doors providing access to the principal accommodation.

LOUNGE/DINING AREA 28'10" x 14'9" (narrowing to 10'5") (8.79 x 4.5 (narrowing to 3.2))

Again with engineered oak flooring with feature fireplace and houses a wood burner on a slate hearth, windows to the front and side aspects and a sliding glazed door leading out to the rear patio area.

KITCHEN 13'9" x 11'11" (4.21 x 3.64)

This beautifully appointed kitchen is finished with wood-effect worktops and matching upstands, featuring a sink and drainer unit with mixer tap and a five-ring induction hob, complete with glass splashback and chimney hood over. There is an extensive range of base and drawer units with matching wall cabinetry, alongside integrated appliances including a stainless steel oven, combination microwave, and refrigerator. Engineered oak flooring runs throughout, with two rear aspect windows providing natural light, complemented by stylish pendant lighting. Door to

UTILITY ROOM 12'11" x 5'10" (3.94 x 1.8)

With worktop having storage cupboard under, spaces for washing machine, dishwasher and tumble dryer and a n American style fridge/freezer, there is tiling to the floor. Window and door to the rear aspect.

MASTER BEDROOM 12'9" x 11'8" (3.9 x 3.58)

With built-in wardrobes, window to the front aspect and feature wood slatted wall with door to

EN SUITE

Beautifully appointed with walk-in shower cubicle with easy clean splashback and glass doors, wash hand basin set into a vanity unit with a mixture of cupboards and drawers and a dual flush W.C. with concealed cistern, there is a shaver socket, electric towel rail and attractive tiling to the floor.

BEDROOM TWO 14'3" x 11'10" (4.36 x 3.61)

With built-in wardrobe and window to the front aspect.

STUDY/BEDROOM FIVE 10'11" x 9'7" (3.35 x 2.94)

With window to the front aspect, loft hatch to roof storage area and door to

CLOAKROOM

With dual flush W.C., wash hand basin with tiled splashback and storage under, window to the front aspect, extractor and tiling to the floors.

From the entrance hallway an oak staircase rises to

FIRST FLOOR

LANDING

Generous proportions having eaves storage and a skylight. Doors to

BEDROOM THREE 14'0" x 14'0" (4.29 x 4.28)

With two skylights, built-in wardrobe and feature shelving.

BEDROOM FOUR 14'5" x 11'1" (4.4 x 3.4)

With a window to the side aspect and built-in wardrobes.

BATHROOM

Beautifully appointed with a P-Shaped bath with attractive tiled splashback, glass screen and shower over, dual flush W.C., wash hand basin set into a vanity unit with storage under, tiled splashback, mirror over, electric towel drying radiator, skylights and tiling to the floor.

REAR ENTRANCE HALLWAY

With a window to the rear aspect, Grant oil boiler, tiling to the floor and door to the outside.

OUTSIDE

To the front the property is a driveway with parking for several vehicles and leads to

DETACHED GARGAE/WORKSHOP 18'10" x 17'10" (5.75 x 5.45)

With power, light, eaves storage and further storage area at the side.

GARDENS

The gardens run to the front and rear with the front garden being laid mainly to lawn and nicely enclosed by walls and hedging. There is pedestrian access down the side of the property where there is an outside electrical socket which leads to the rear patio area being nicely enclosed offering good degrees of privacy, has been hard landscaped with ease of maintenance in mind and there is a hot tub.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS

makeovers.bats.decimal

ANTI-MONEY LAUNDERING

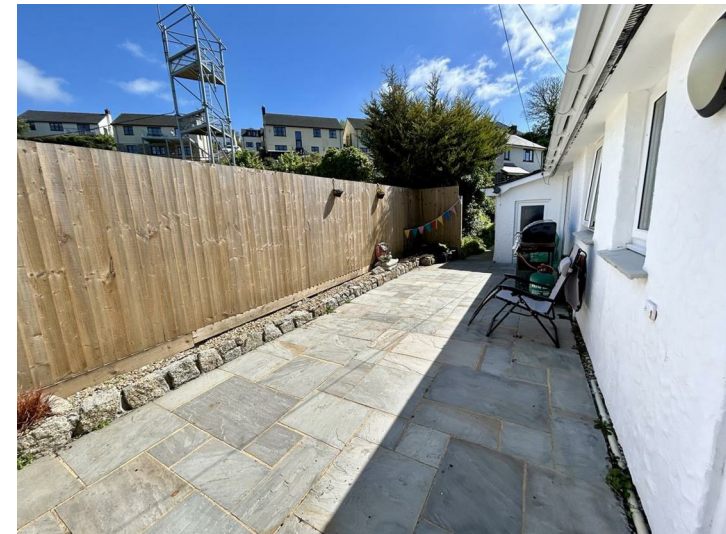
We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

13th May 2026.





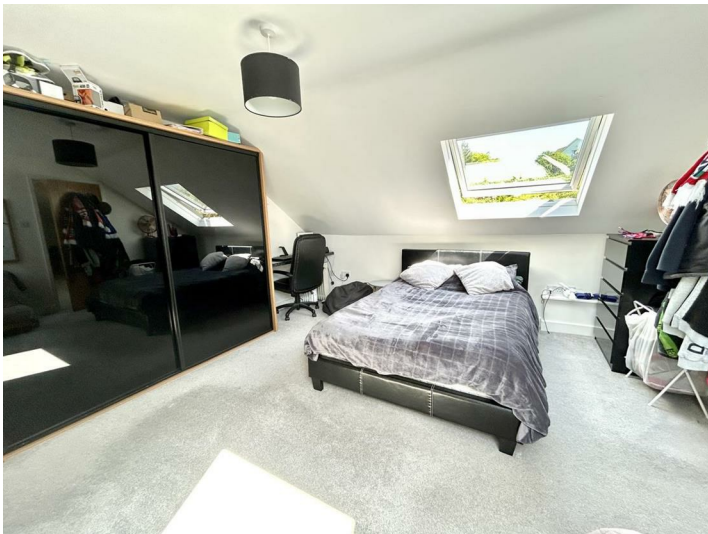
MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -
<https://checker.ofcom.org.uk/>

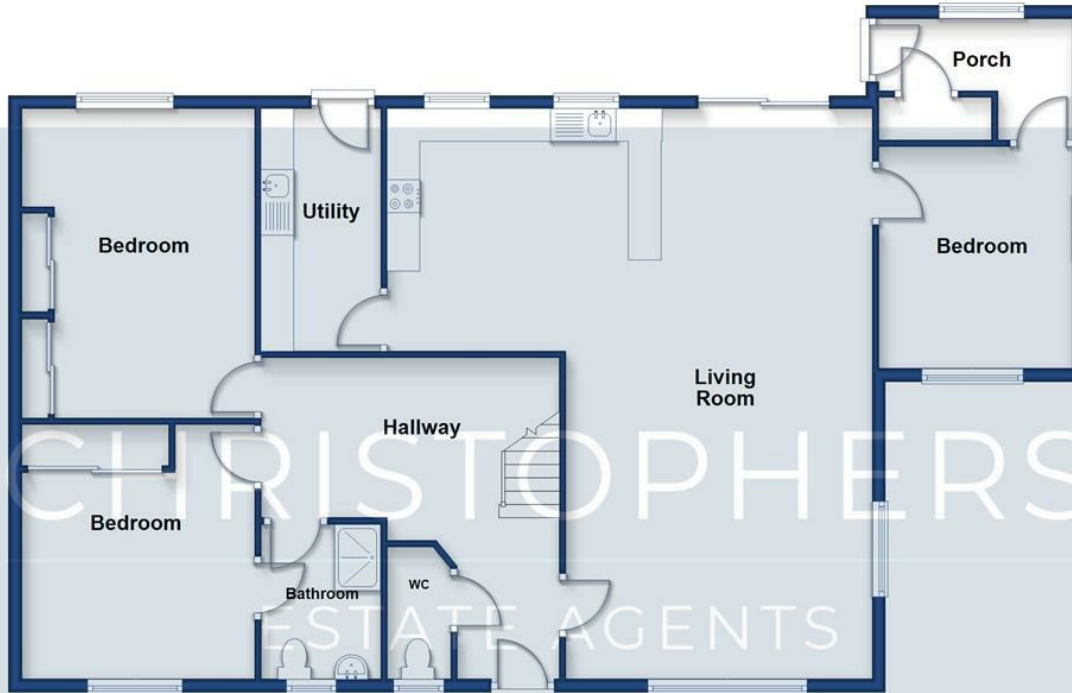
PROOF OF FINANCE - PURASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

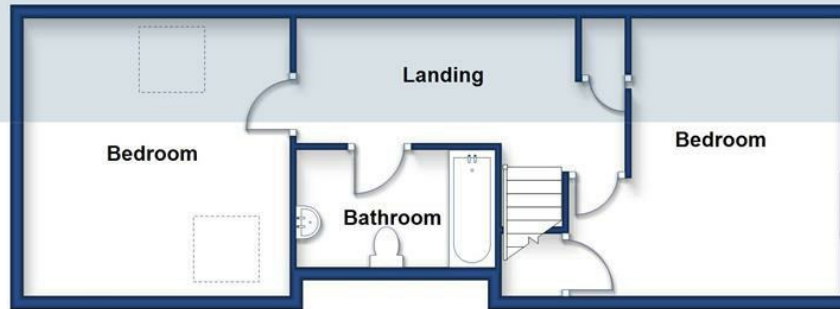




Ground Floor
Approx. 129.3 sq. metres (1392.0 sq. feet)



First Floor
Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 181.0 sq. metres (1948.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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