



## Argal Lodge Cottage, Argal Manor, Kergilliack, Falmouth, TR11 5PD

Guide Price £525,000

An absolutely charming, detached, Grade II Listed lodge house, currently providing 3 bedroom, single-storey accommodation, extended circa 2002 but, in our opinion, offering immense scope for further development, subject to all necessary consents. Occupying an idyllic setting, adjacent to the timbered grounds of Argal Manor, unspoilt farmland and woodland, well off the roadside, yet within one and a half miles of the outskirts of the port of Falmouth.

### Key Features

- Delightful detached lodge house
- Grade II Listed
- 3 bedrooms
- Immediate vacant possession and no onward chain
- Beautiful lightly wooded setting
- Immense scope for further development (subject to consents)
- Lovely gardens
- EPC rating E



## THE PROPERTY

'Argal Lodge Cottage' occupies a delightful setting to the eastern side of 'Argal Manor', whose beautiful woodland and shrub gardens provide a superb backdrop for 'Argal Lodge Cottage', whose own gardens are large, level, partly walled and enjoy a high degree of privacy and sunshine.

The existing three bedroom accommodation was extended circa 2002, and some prospective purchasers may simply wish to further improve the existing accommodation to provide a lovely, individual and highly characterful single-storey home. Alternatively, the location and grounds provide immense scope for further development, subject of course to all consents being obtained, including Listed Building Consent.

Many interesting features remain, including Gothic arched windows and doorways and open fireplaces, with the property now benefiting from oil fired central heating and numerous replacement, sealed unit, casement windows.

The gardens extend mainly to the eastern side of the property and comprise a large area of level lawn with well established hedge and shrub line borders. There is a gravelled parking area and, to the eastern boundary, a wooded copse. Access to the property is along the original and imposing carriage driveway, passed unspoilt farmland, approximately 350 yards away from Hillhead Road.

An early viewing is unhesitatingly recommended by the vendor's Sole Agent.

## THE ACCOMMODATION COMPRISSES

(all dimensions being approximate)

Gothic arched entrance door to the:-

### LOBBY

Access to over-head loft storage area, door to:-

### LOUNGE

15'5" x 11'10" (4.71m x 3.63m)

A cosy double aspect room with replacement sealed unit double glazed casement window with Gothic fan lights overlooking the gardens, both with window seats. Granite fireplace on raised granite hearth with inset glass-fronted log-burner. Radiator.

### BEDROOM ONE

10'4" x 11'10" (3.16m x 3.62m)

Replacement sealed unit double glazed casement window with Gothic fan light to the front elevation. Radiator.

### DINING ROOM

10'6" x 12'0" (3.21m x 3.67m)

Part glazed door and casement window to the rear courtyard, radiator.

### BEDROOM TWO

10'0" x 8'0" (3.06m x 2.44m)

Sealed unit double glazed casement window to the side elevation overlooking the gardens, radiator.

Inner lobby leading from the dining room to the:-

### BATHROOM

White suite comprising a pedestal wash hand basin and panelled bath with hand grips and mixer tap with shower attachment. Part ceramic tiled walls, window to the rear elevation, extractor fan, heated towel rail.

### SEPARATE WC

Low flush WC and corner wash hand basin. Obscure casement window to the rear elevation.

### KITCHEN

11'5" x 8'1" (3.50m x 2.47m)

Casement window to the front elevation, range of fitted wall and base units with worksurfaces between and complementary tiled splashbacks. Four-ring ceramic hob and Neff oven/grill. Worcester oil fired boiler providing domestic hot water and central heating. Stainless steel sink unit with cutlery drainer and mixer tap. Glass-fronted display cabinets, part exposed stone wall, pitched and vaulted ceiling, ceramic tiled flooring.

### LOBBY

Built-in linen cupboard with radiator and slatted linen shelving. Radiator.

### SHOWER ROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap, low flush WC and broad walk-in fully tiled shower cubicle with glazed sliding screen. Ceramic tiled flooring, inset down-lighters, heated towel rail, cupboard with plumbing for washing machine.

### BEDROOM THREE

13'3" x 12'5" (4.06m x 3.79m)

Oak flooring, double, folding, casement doors with sealed unit double glazing opening onto and overlooking the rear courtyard and gardens beyond. Pitched and vaulted ceiling, radiator, stone fireplace with slate hearth and log-burner. Concealed staircase rising to the:-

### LOFT AREA

Light and power connected, Velux roof light, ideal for storage etc.

### THE EXTERIOR

#### DRIVEWAY

A long impressive driveway, shared with just a handful of other properties, leads to 'Argal Lodge Cottage', over which there is an unrestricted right of access and a modest annual charge to assist with the maintenance. The drive is, we understand, a Public Bridle Way.

#### PARKING AREA

Gravelled, providing off-road space for one/two vehicles, extended if required, subject to any necessary consents.

#### WOODLAND AREA

From the parking area, a pathway and gate opens onto an attractive area of natural woodland, with a number of beautiful mature trees. Lean-to log store.

#### MAIN GARDEN

Located to the side of the house, comprising a large area of mainly level lawn with shrub borders and gravelled pathway leading to both front and rear elevations.

## FRONT GARDEN

Pretty pedestrian gateway with double granite gateposts, cobbled threshold and gravelled path leading to the arched entrance door with exterior courtesy lighting. Lawned and shrub areas to either side.

## REAR COURTYARD/PATIO

Doors from the accommodation, exterior water tap, courtesy lighting, paved for ease of maintenance, large timber lean-to store with light and power. Raised decked patio area.

The entire garden area enjoying much shelter and privacy with views through the woodland to neighbouring countryside.

## GENERAL INFORMATION

### SERVICES

Mains electricity is connected to the property. The water supply is private, and shared with the main house - the new owners would pay a share of the maintenance which would average at under £100 per annum, and would cover an annual service to keep the Ph balance correct, replace any parts, and to have a water quality test as and when necessary. Private drainage. Oil fired central heating. Telephone points (subject to supplier's regulations). Super fast fibre internet access.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### POSSESSION

Immediate vacant possession upon completion of the purchase - the vendors offering the additional benefit of no onward chain.

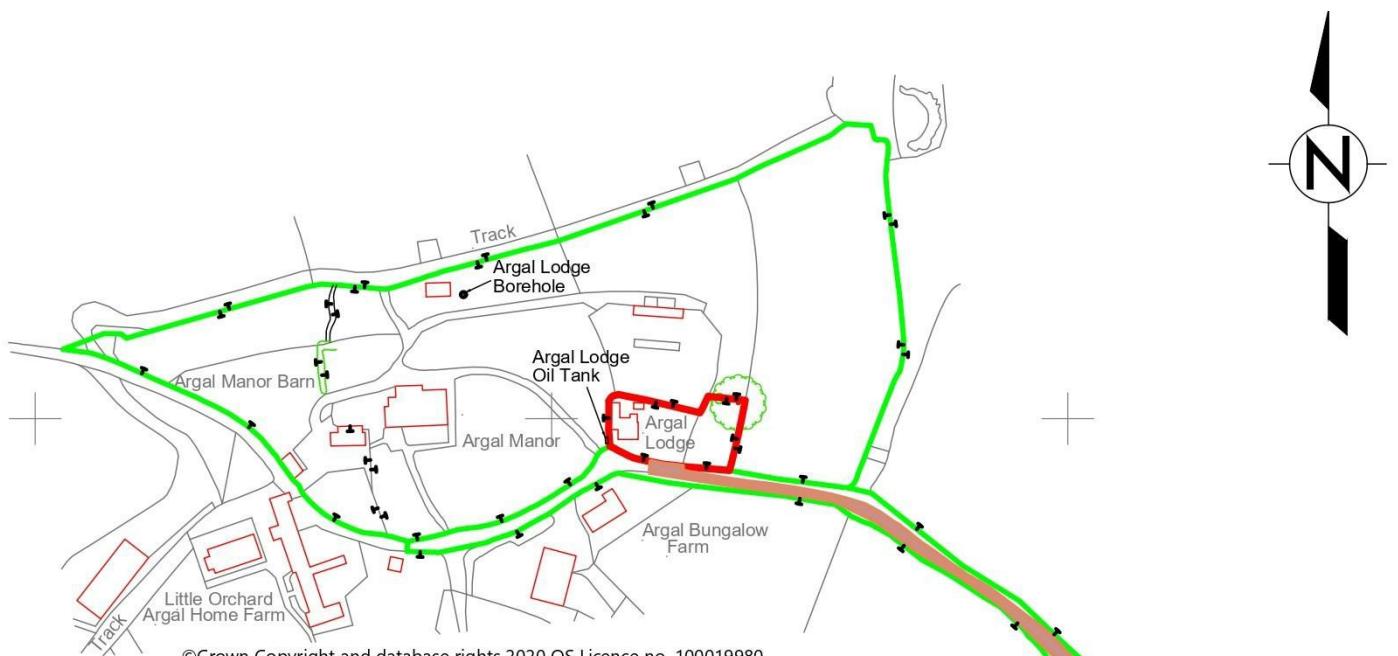
### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

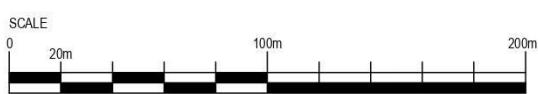
### DIRECTIONAL NOTE

From Union Corner at Falmouth, follow the signs to Mawnan Smith, Gweek and Constantine. At the end of Kergilliack Road, turn left, continuing to follow the signs to Gweek, Mawnan Smith and Constantine, continuing along Kergilliack Road, also known as Hillhead Road. After approximately two thirds of a mile the unmarked entrance to 'Argal Manor' will be found on the right-hand side, through tall double granite gateposts. 'Argal Lodge Cottage' is the first property along this attractive driveway approach on the right-hand side.

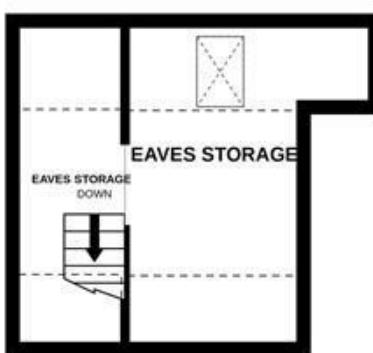
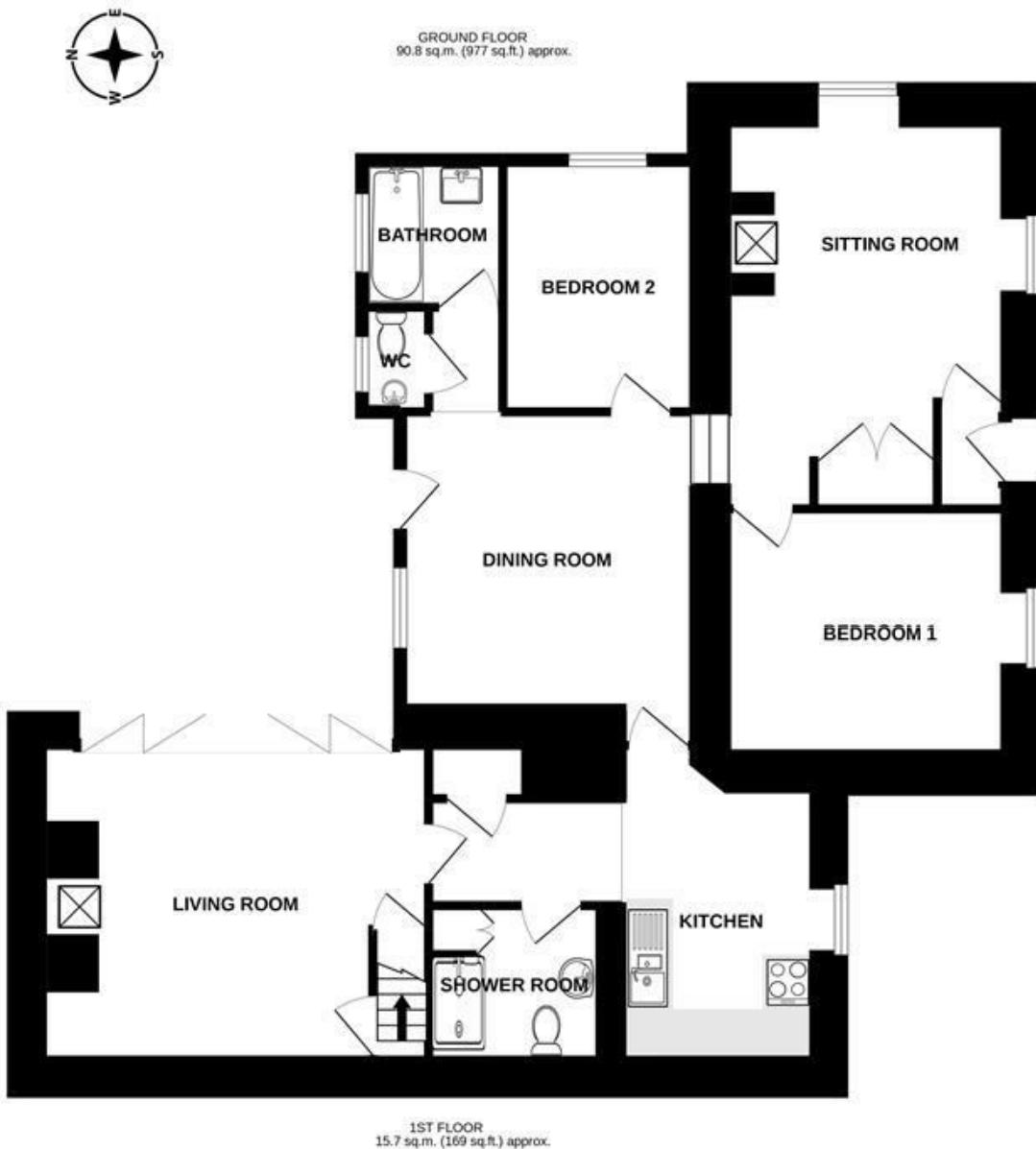




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# Floor Plan



ARGAL LODGE KERGILLIACK FALMOUTH TR11 5PD

TOTAL FLOOR AREA: 106.5 sq.m. (1146 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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