



Killifreth Stamps

Chacewater, near Truro



Killifreth Stamps, Killifreth, Chacewater, Truro TR4 8NB

Dating from 1880, this historic engine house has been extensively renovated and reborn as a hugely characterful home, complete with two large terraces, 0.6 acres of wild gardens and far-reaching Cornish countryside views. Unique, rare and an iconic symbol of Cornwall's rich mining heritage.

Distances

Bissoe Trail – 0.5; Chacewater – 0.5; Porthtowan – 4.5; St Agnes – 5;
Perranwell Station (branchline rail) – 5.5; Devoran – 5.5; Portreath – 6.5;
Stithians Lake (Activities Centre) – 6.5; Truro – 7; Godrevy – 12; Falmouth – 14;
Cornwall Airport – 20.5

(All distances are approximate and in miles)



The location

Killifreth Stamps is positioned to the west of Chacewater, a local village with a pub, shop, small garden centre, village hall, bakery, takeaway, doctors surgery, nursery and primary school.

Many walks and trails are literally on your doorstep, predominantly along the Bissoe Trail – a coast to coast trail linking nearby Devoran to Portreath on the north coast.

The rugged north coast and surfing beaches are easily accessed from the property, and both Falmouth and Truro are within short drives providing an extensive range of facilities including both private and public schooling and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington. Cornwall Airport (Newquay) is just 20 miles away with a range of domestic and international flights on offer throughout the year.

Killifreth Stamps enjoys a peaceful rural setting combined with a highly convenient position between the coasts; the perfect gateway to many of the best aspects of south and west Cornwall.





The property

- Conversion of a previously derelict engine house, an iconic symbol of Cornwall's historic mining heritage
- Clear mining report with the entire plot being unaffected negatively by historic mining activity. There are no mine shafts in the immediate vicinity
- Hugely characterful, unique and charming accommodation arranged over four floors
- Restoration and conversion undertaken with a focus on preserving the historic character of the building without any physical alterations to the overall form. The stonework has been stabilised and extensively repointed using traditional lime mortar. Delabole slate roof. The layout of the floors has reused the historic beam pockets and the double glazed heritage windows are handmade hardwood to match the traditional style
- Entrance hall with exposed original granite quoin stones and brick work
- Open plan living room / kitchen with quadruple aspect affording great natural light. Exposed beams, stone walls and brick window arches. Window seat and a pleasant leafy outlook from all four windows. French doors providing access to an extensive 25' x 19' decked terrace
- Kitchen: range of fitted appliances including a NEFF cooker / grill, induction hob, fridge and dishwasher
- Basement level utility / plant room with bespoke cupboard housing the boiler, MVHR and ground source systems. Washing machine cupboard and further spaces for the tumble dryer and freezer
- First floor landing with brick-arched window and exposed granite quoins
- Double bedroom with high ceiling, brick-arched window and exposed granite quoins
- Study / single bedroom with high ceiling and discrete window
- Bathroom with bespoke radiator (forming the outline of an engine house). Overhead storage
- Spacious and sensational top floor double aspect master bedroom with a vaulted ceiling, exposed beams and bi fold doors to a private balcony extending out over 8' and providing far-reaching countryside views, along with an en suite shower room with overhead storage

Outside space, gardens and parking

- Extensive decked terrace leading from the kitchen / living room providing masses of enclosed space for outdoor play, dining and entertaining
- Large private balcony accessed from the master bedroom
- Around 0.6 acres in total of rustic and wild gardens, mature trees, seasonal bluebells and daffodils
- Plenty of space for outbuildings or garden studio
- Two stores (including shipping container)
- Two areas of gated parking (one electric) providing ample space for several vehicles
- EV charging point

History

- Killifreth Stamps forms part of Killifreth Mine. This included Killifreth Engine House (the tallest in existence) that worked Hawkes Shaft, a whim (that delivered ore to the stamps house), the stamps house (what is now 'Killifreth Stamps') and a calciner
- The stamps were used to crush ore that was mined at Hawkes shaft. This included a steam engine that drove a shaft that in turn drove stamping heads (the area in which the main terrace is now located). It had 64 heads of stamps which was large for this size of mine
- The mine operated from 1880 until the First World War when production stopped to focus on the war effort. Production briefly started again before ceasing permanently in 1924
- The site is strategically close to the Bissoe Trail that was used to transport coal arriving from South Wales (landed at Portreath) and to export minerals to market from Devoran Quay
- The mine is unique because it is set within rolling wooded valleys (Killifreth translates to 'dappled wood' in Cornish). This has been recognised with the UNESCO World Heritage Site listing of the area
- Following the decision to cease mining the equipment had high value and remained in demand in other countries where mining was starting up such as Mexico and Australia. The roof was taken off to enable to removal of the large equipment, hence why most engine houses have no roof coverings and end up in a state of dilapidation. Engine houses either used timber lintels or brick arched openings. Those with timber suffered and have generally resulted in collapse. Those with brick arches (such as Killifreth Stamps) have fared much better



Directions

From Truro, travel west to Chacewater and through the village continuing along the B3298 in the direction of Scorrier. Turn left (signed for Todpool) and after a short distance the property is situated on the left hand side.



What 3 Words

///geese.pixies.sweeten

Tenure, services and general information

Freehold. Grade 2 Listed. Mains electricity and water. Private drainage. Ground source heat pump. New central heating system installed December 2020. Around 5 years of RHI payments remaining (around £1,000 per quarter to the benefit of Killifreth Stamps). MVHR (Mechanical Ventilation with Heat Recovery system providing fresh filtered air into the building whilst retaining most of the energy that has already been used in heating).

Broadband: Superfast Fibre is available (<https://www.openreach.com/fibre-checker/my-products>)

Council Tax: Band D

Originally built in 1880. Bought as a renovation project by our clients in 2018.



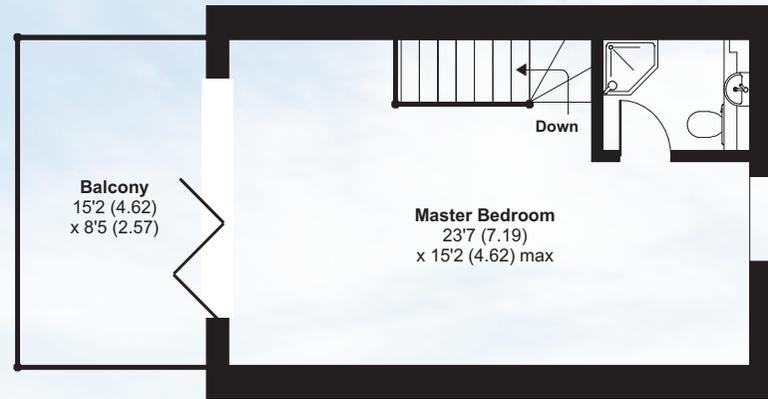
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 959578

Killifreth Stamps, Killifreth Hill, Chacewater, Truro, TR4 8NB

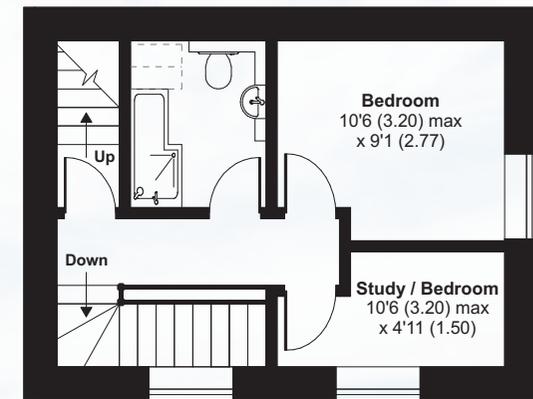
Main House = 1056 sq ft / 98.1 sq m (excludes balcony & terrace)

Balcony & Terrace = 618 sq ft / 57.4 sq m

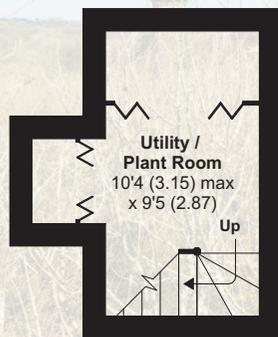
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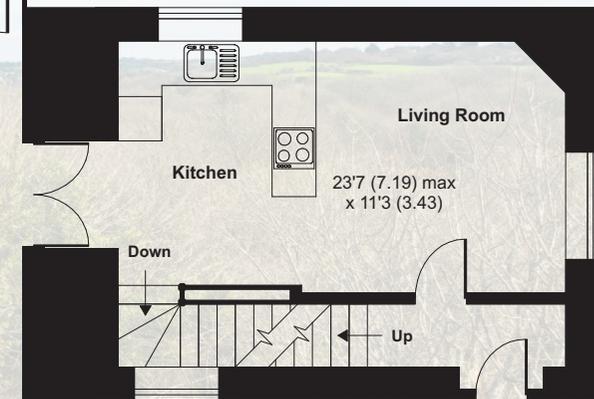
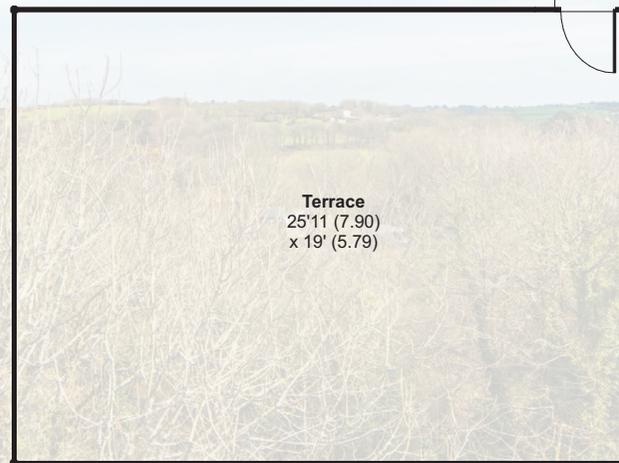
SECOND FLOOR



FIRST FLOOR



BASEMENT



GROUND FLOOR

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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