



Kellestek House

Callestick



Kellestek House, Callestick, Truro, Cornwall, TR4 9LN

This high quality, individual and brand new contemporary family home, due for completion in August/September 2023, is beautifully designed and finished to exacting standards enjoying a semi-rural position, yet within easy access of Truro and the north coast beaches.

Distances

St Agnes – 3.5; Perranporth – 4; Truro – 6; Porthtowan – 8; Newquay – 10; Falmouth – 16;
Cornwall Airport (Newquay) – 18

(All distances are approximate and in miles)

The property

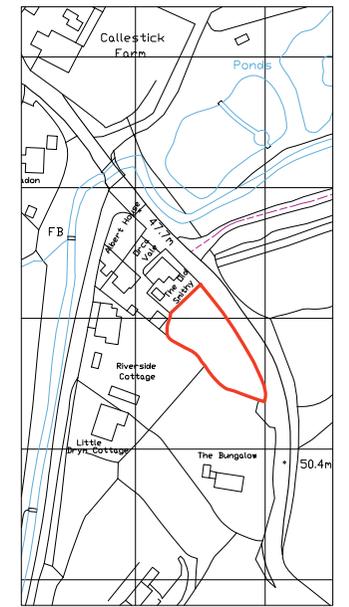
- Attractive and contemporary family home due for completion August/September 2023
- Beautifully designed and thoughtfully arranged accommodation
- Superbly proportioned and spacious
- Modern new build design blended with traditional Cornish building materials
- Attractive granite walls under a natural slate roof with oak porch



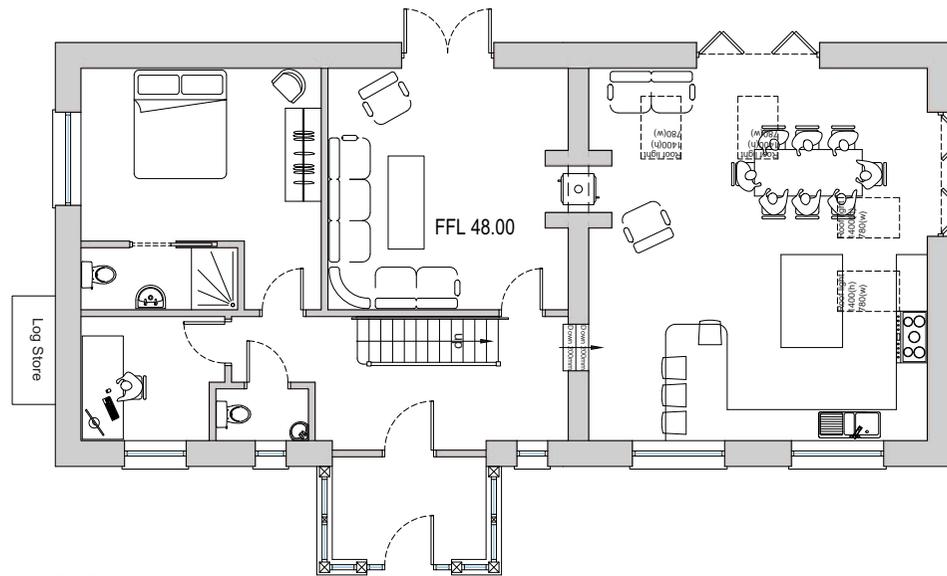
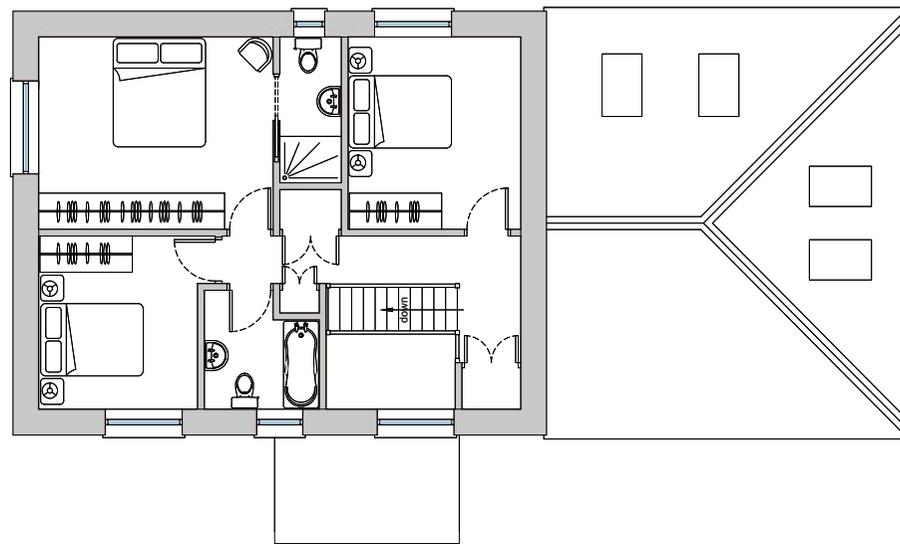
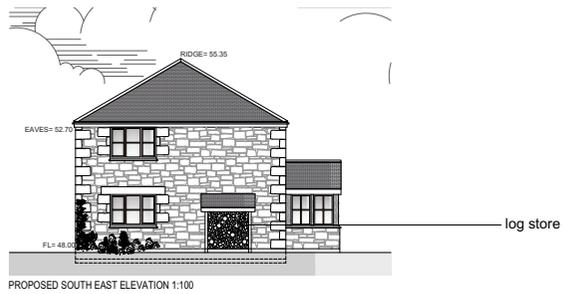
- Welcoming galleried entrance hall
- Magnificent oak beamed and vaulted open plan kitchen / dining room featuring two sets of bi-fold doors opening out to the terrace and gardens. Double-sided wood burner through to sitting room. Triple aspect kitchen with large central island with breakfast bar. Comprehensive range of units, quartz worktops with fitted NEFF appliances
- Sitting room with French doors to terrace
- Ground floor double bedroom with en suite shower room
- Separate study
- Cloakroom / WC
- Spacious double aspect master bedroom with en suite shower room
- Guest bedroom with en suite
- Third double bedroom
- Family bathroom

The garden and parking

- Granite paved terrace with access to the kitchen / dining room
- Detached garaging
- Gated driveway parking and turning
- EV charging point
- External lights, power, and tap



LOCATION PLAN 1:1250
0m 50m 100m
1-1250



1-50



The location

Kellestek House is positioned within the hamlet of Callestick, a semi-rural location providing a peaceful and idyllic setting within easy access of Truro and the spectacular north Cornish coast.

Many beautiful country walks and footpaths are literally on your doorstep. The rugged north coast, renowned for its beautiful beaches and rugged landscapes is easily accessed from nearby St Agnes, Perranporth and Porthtowan. Local amenities and schooling can also be found at Goonhavern.

Nearby Truro offers an extensive range of amenities, services and cultural attractions, including both private and public schooling and colleges, and mainline railway connection to London Paddington. The improved A30 is within a mile and provides excellent connections further west or out of county. Cornwall Airport (Newquay) is just 18 miles away with a range of domestic and international flights on offer throughout the year.

Kellestek House provides the perfect blend of new build design with the use of beautiful traditional Cornish materials, creating a unique and exceptional home with excellent access to all that Cornwall has to offer.

Tenure, services and broadband

Freehold. Mains water and electricity. Air Source heat pump running the heating (underfloor downstairs, radiators upstairs) and hot water. Sewage treatment system. Broadband: Superfast fibre is available. Council Tax: TBC

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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