



Kevrin-Va

Stithians



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Foundry, Stithians, Truro TR3 7BU

Meaning 'secret place' in Cornish, Kevrin-Va is a striking contemporary home where modern architecture and exceptional craftsmanship combine to create a light-filled residence of outstanding quality. Occupying a private, discreet and traffic-free setting on the edge of Stithians, it lies within easy reach of Falmouth and Truro. Set within a generous garden plot with a gated forecourt and double garage, this high-quality home also incorporates a beautifully appointed one-bedroom apartment, offering excellent flexibility.





The Location

Situated between the north and south coasts, Stithians is renowned for its annual agricultural show, picturesque lake and network of footpaths and bridleways. The village boasts a vibrant community with amenities including a monthly produce market, primary school, playing field, doctors' surgery, two churches, village shop, pub, wellbeing centre, active community hall and various clubs including cricket, football, bowls, choirs and a brass band.

Stithians Lake, the largest inland body of water in west Cornwall, hosts a water sports centre with sailing, windsurfing, kayaking and fishing, alongside a café, the popular Golden Lion pub and circular walk.

Falmouth, Truro and Helston, all within ten miles, provide a range of educational institutions and an eclectic mix of shops, restaurants, coffee shops, bars, theatres, cinemas and art galleries.

Distances

Village centre – 0.6; Stithians lake activity centre – 2.6; Perranwell Station – 3; Devoran – 5; Penryn – 5.1; Falmouth – 7.6; Mylor Harbour - 7.7; Helston – 8.9; Truro – 9; Helford Passage - 10.4; Chapel Porth (St Agnes) - 12.9; Cornwall Airport (Newquay) – 28.8

(All distances are approximate and in miles)





The Property

- Contemporary masterpiece built in 2022
- Attractive combination of rendered elevations with charred Larch cladding
- Light and welcoming reception hall with pivot door (smart, app and fingerprint enabled)
- Double aspect open-plan living / dining area with Tuscan flooring and 3m ceilings
- High specification German Bauformat bespoke kitchen (supplied by Torben Schmid, Cornwall) with range of Miele appliances, Quooker tap, induction hob with concealed extractor and Dekton tops
- Large glass balustraded wraparound balcony with Millboard planks
- Utility room, WC and plant room
- Magnificent principal bedroom suite with dressing room and en suite shower room
- Three further bedrooms (one currently used as a study), all with direct access to the full width terrace
- Luxurious family bathroom with 4-piece suite and direct access to the terrace
- Self-contained apartment within the property comprising a living room, kitchen/dining room (4.3m ceiling) with access to the side garden, double bedroom and shower room

The garden, garage and parking

- Double garage with direct access from the utility room. EV charger.
- Electric entrance gate ensuring privacy and security
- Enclosed forecourt parking and tiled seating area
- Additional gravelled parking area adjacent to the access lane
- Landscaped and terraced gardens with lawns, low-maintenance gravelled areas and attractive planting
- Around 1/3 of an acre in total





Tenure, services and material information

Freehold. Mains water, drainage and electricity. Heatmiser Smart System with underfloor heating throughout (Air Source - Grant Aeronaz3). Residue of 10-year LABC guarantee. Villeroy & Boch bathroom fittings throughout main house with Armera fittings in the apartment. CCTV.

Council Tax: band E

Broadband: FTC (source: <https://www.openreach.com/fibre-checker/my-products>)

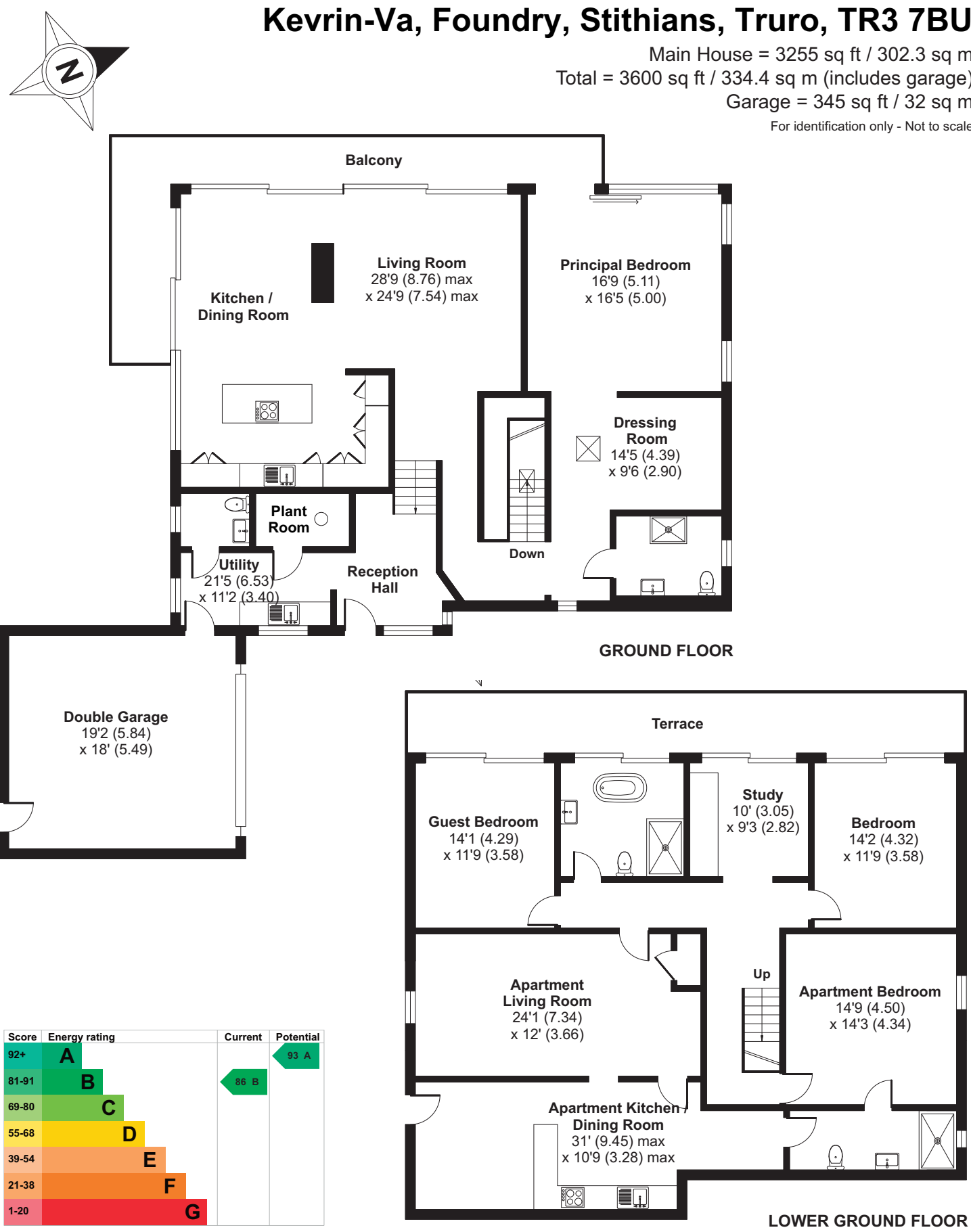


What 3 Words

///reduction.marzipan.roof

Directions

Travel towards Stithians passing the showground on the left and turn right into Foundry Road. Upon entering the village, just at the bottom of the hill, look for the single track lane on the left with a public footpath sign. This is 'Foundry'. Continue along the lane, bear right and continue up the hill. Kevrin-Va is the penultimate property on the right.



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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Ben Davies
Director



Ben Standen
Consultant



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484

Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

