



**Kevran, Helston, St. Keverne**

Guide Price £575,000



**Heather & Lay**  
*The local property experts*

## Kevran, Helston

- Former flour mill
- Versatile accommodation
- 3, 4 or more bedrooms
- Sitting room and large lounge
- Dining Room
- Large kitchen
- Snooker room
- Possible annexe
- Lovely gardens
- Garage & parking

Council Tax band: E

Tenure: Freehold

EPC - E

Services: Mains electricity and water. Septic tank.

### THE LOCATION

Tucked away from traffic and road noise and yet conveniently on the road that leads into the Village of St Keverne just a few hundred yards away. The Village is just lovely.....two pubs, a good shop and post office, doctor's surgery, beautiful church and excellent butchers shop. Add to this "The Fat Apples" which is one of the area's most favorite eating and entertainment spots towards Porthallow and Roskillys where even more food and entertainment can be found on the back road to Coverack. The fishing village of Coverack is less than two miles from Kevran and has a wonderful and safe beach to swim.





#### THE PROPERTY

What a huge property, once a former mill and now a family home with flexible accommodation. Nicely presented and well-appointed. There is an option to have separate living for a dependent relative or a possible holiday let income depending on personal choice. Large and comprehensive kitchen. The sitting room is linked to the dining room and sits nicely in the centre of the home and also leads out to a large and sunny conservatory that in turn leads out to the rear garden. A door from the sitting room leads into the lounge (or cinema room), this room is a great size and obviously has many uses and also has the benefit of French doors out to the rear garden and a further door to a large office or another bedroom. On the ground floor there are currently three bedrooms and shower room plus an en-suite. Also on the ground floor there is a snooker room with a full sized snooker table in situ. This great space could just as easily be a home gym or part of the annex should the new owner want to go in that direction as there is a door that leads outside and also a door through to the garage. There is plenty of parking and lovely gardens, so much to explain and almost impossible to do this wonderful property justice on a written set of details so do please ensure you watch our walk-through, talk-through video tour to fully understand what a wonderful opportunity this is.

#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Through the “front door” you are welcomed into a vestibule with a further glazed wooden door into the.....

#### HALLWAY

Open-tread wooden staircase to the first floor. Doors to the three bedrooms and shower room. Store cupboard. Marble tile floor. This property is designed to make the most of the rear garden and is therefore an “upside-down” design so we will start on the first floor.



## FIRST FLOOR

At the top of the stairs there is a large .....

## LANDING

Doors into the kitchen, utility, dining room and sitting room. Lovely exposed, sanded and stained flooring. Exposed ceiling trusses plus a Velux window over bringing in a good amount of natural light.

## KITCHEN

What a wonderful kitchen....this should please even the most discerning chef. A wrap around kitchen with many base and eye level units with cream coloured door and drawer fronts complimented by many meters of dark work surface and stylish tiled splashback. Windows to two sides. Very nice wooden flooring.

## UTILITY ROOM

Window to the front. Kitchen cupboards and sink unit. Cupboard housing the gas fired boiler. Space and plumbing for washing machine. WC.

## DINING ROOM

Front facing window. Lovely wooden floor that leads into the....

## SITTING ROOM

Two windows to the front with countryside views. French doors out into the conservatory and a further door into the.....

## CINEMA ROOM/LOUNGE

A huge room with sloping ceiling yet high enough to be comfortable. Exposed floorboards. Two Velux windows and French doors out into the garden. Gas fired stove designed to look like a wood burning stove. Door to large cupboard and door to.....

## OFFICE/BEDROOM FOUR

Window overlooking the rear garden. Wooden flooring.

## CONSERVATORY

A few granite steps lead down to this large glazed room with tiled floor, exposed stonework and French doors out into the rear garden.















#### GROUND FLOOR

#### BEDROOM ONE

Window to front. Radiator. Door through to.....

#### EN SUITE BATHROOM

Jacuzzi bath with glass screen and multi-jet shower over, WC and hand wash basin on vanity unit. Window to the front. Fully tiled. Door to....

#### DRESSING ROOM

From the DRESSING ROOM there is a door that leads into the snooker room.

#### BEDROOM TWO

Window to side. Radiator.

#### BEDROOM THREE

Window to front. Radiator.

#### SHOWER ROOM

Window to front. Recently updated with marble effect wall panels. Comprising WC, pedestal hand wash basin and large walk-in shower cubicle with twin glass doors. White ladder style heated towel radiator.

#### SNOOKER ROOM

It's not often we get to announce "snooker room" on a set of details nowadays due to the fact a room such as this needs to be large enough to accommodate a full sized snooker table and of course have room to play. Currently home to a snooker table but this room could also be a gym, another bedroom, artist studio or annexe perhaps as it does have a door that leads out to the front of the property.







## OUTSIDE

### FRONT

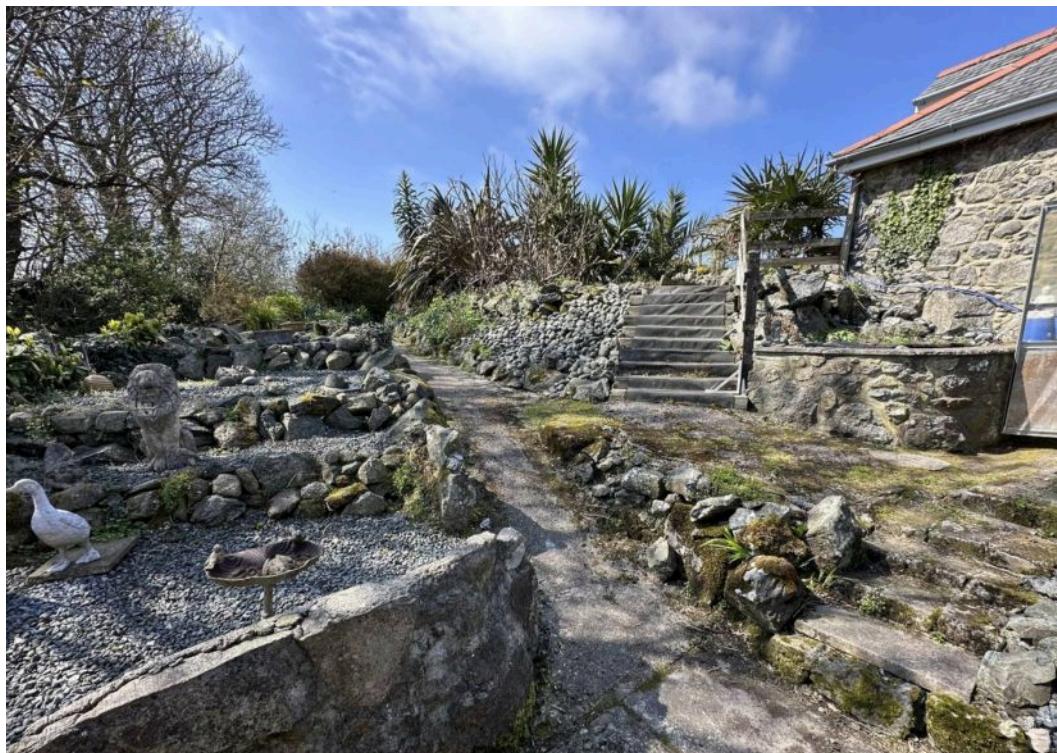
A gravelled drive leads to parking for at least three vehicles and also home to a wooden shed and productive vegetable area. Gas tank.

### REAR

The rear garden is elevated and on the same level as the first floor rooms. Well orientated to make the most of the sunshine and mainly laid to lawn with a mature and colourful planting scheme. Enclosed and very private. To one side there is an oriental inspired garden that leads through to the driveway and is home to yet another wooden shed and a greenhouse. Fish pond.

### GARAGE

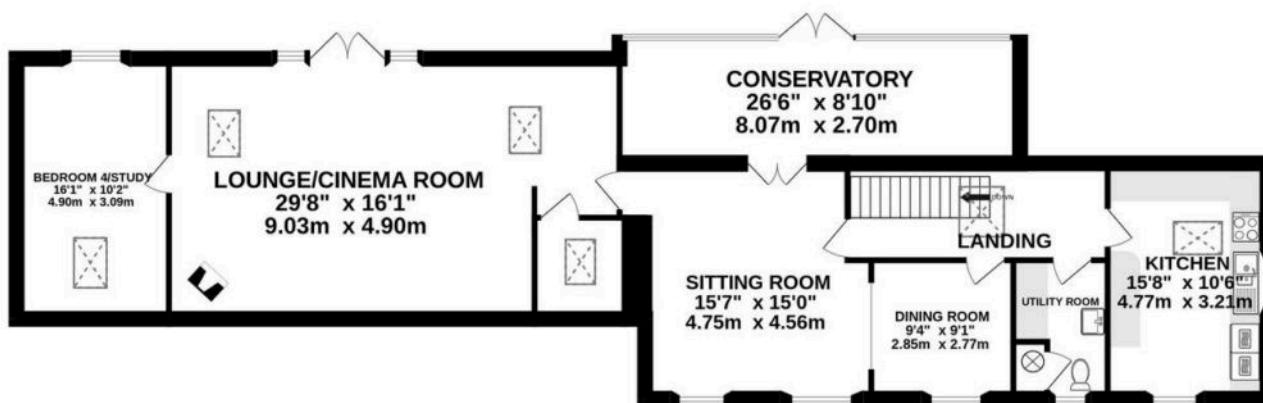
Good-sized integral single garage. Up and over electric door. Door into snooker room.



GROUND FLOOR  
1278 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR  
1545 sq.ft. (143.6 sq.m.) approx.



TOTAL FLOOR AREA : 2824 sq.ft. (262.3 sq.m.) 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.  
Made with Metropix ©2025



## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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 and 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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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.



**Heather & Lay**  
*The local property experts*