



Walhalla

Nr St Columb



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ESTATE AGENTS



- *Enchanting Country Residence in Private Rural Setting*
- *Approximately Nine Acres of Gardens, Grounds & Pasture*
- *Separate One Bedroom Cottage*
- *Four Double Bedrooms with a Wealth of Character*
- *Woodlands, Ponds, Orchard & Productive Vegetable Garden*
- *Delightful Central Courtyard and First Floor Balcony*
- *Extensive Outbuildings, Workshop, Tractor Garage & Milking Parlour*
- *Peaceful Rural Setting within Easy Reach of the North Cornish Coast*

Set within approximately nine acres of wonderfully varied gardens, grounds, pasture and woodland, Walhalla is an enchanting and highly individual country residence offering considerable privacy, character and versatility, together with a separate one-bedroom cottage and an extensive collection of useful outbuildings.







The main house is full of personality and authenticity, combining exposed stonework and substantial timbers with an eclectic and wonderfully informal interior. Particularly attractive bespoke timber windows with internal shutters feature throughout, while the accommodation has evolved to create a comfortable and characterful family home centred around a delightful private courtyard.

On the ground floor, the principal sitting room is a generous and inviting space with a wood-burning stove, complemented by a smaller sunroom/conservatory providing an additional place to sit and enjoy the surroundings. The kitchen has an appealing country-house feel, centred around an Aga and accompanied by a useful





pantry, while a separate dining room provides plenty of space for family gatherings and entertaining.

Leading from the sitting room is the former tack room, now utilised as a useful storage room and serving as a reminder of the property's rural heritage. A ground-floor shower room completes the accommodation on this level. Upstairs are four bedrooms, including a principal bedroom with its own en-suite and access onto a private balcony, together with a family bathroom and separate cloakroom.

One of the particularly charming aspects of Walhalla is its central courtyard, enclosed by the traditional stone elevations of the property and creating an intimate, sheltered outside space quite distinct from the much larger gardens and grounds beyond.

The setting is exceptional. Approximately nine acres encompass formal and informal gardens, open fields, established woodland, ponds, an orchard and a productive vegetable garden. Collectively, they create a wonderfully private environment with different areas to explore and enjoy throughout the seasons.

Adding considerably to the versatility is Walhalla Cottage, a separate one-bedroom annexe/ cottage, ideal for guests, extended family or other ancillary purposes. The property is further complemented by an impressive range of traditional and practical buildings including an old milking parlour, workshop, wood store, large tractor garage and further outbuildings.



There is something refreshingly individual about Walhalla. It isn't a conventional modern country house, but rather a long-established rural home with genuine character, substantial grounds and enormous scope for its next owner to make their own mark. The combination of the main house, cottage, extensive buildings and approximately nine acres makes it a particularly unusual proposition within this part of Cornwall.

Services to the property include mains water and electricity, oil fired central heating and private drainage. EPC ratings E and E. Council tax band D. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

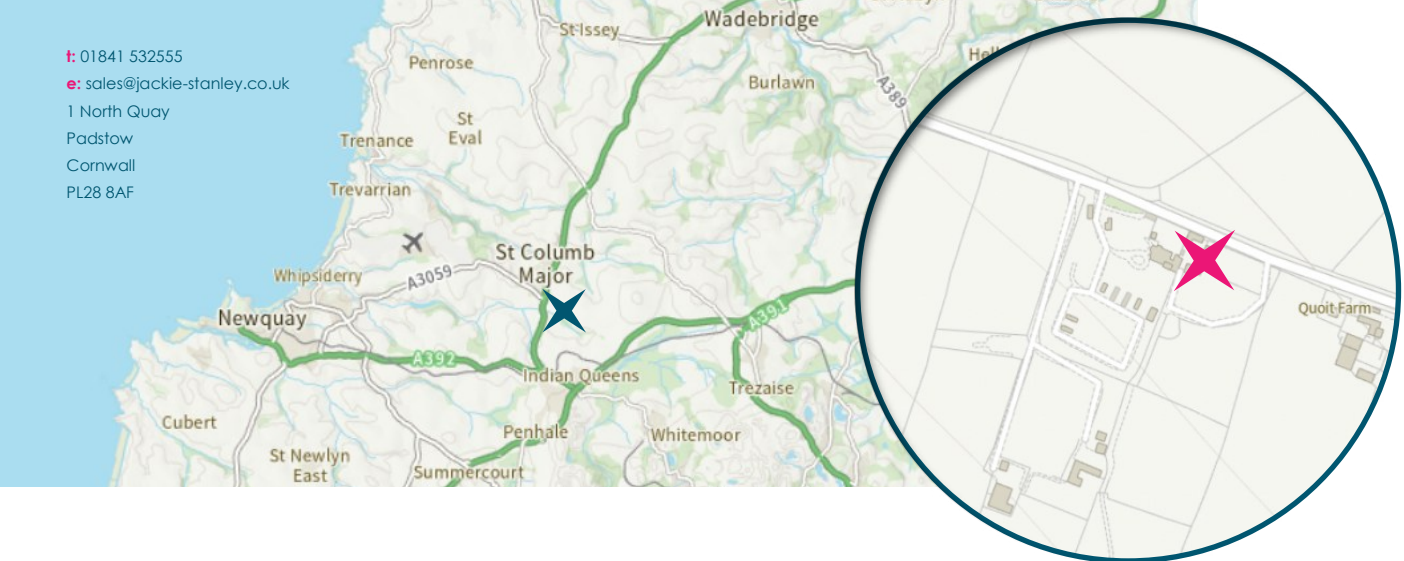
The peaceful hamlet of Quoit lies just outside the sought-after town of St Columb, a historic former market town with a rich heritage and an excellent range of everyday amenities. The town is well served by a butcher, Co-op, post office, chemist, library, cafés, public houses, restaurant, hairdresser and barber, hardware store and a variety of independent shops, together with the highly regarded St Columb Major Academy Primary School.

## Walhalla, Quoit, Nr St Columb TR9 6HY £1,250,000





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Despite its rural setting, Walhalla is exceptionally well placed for exploring the spectacular North Cornish coastline. The golden sands of Mawgan Porth lie approximately six miles away, while the renowned harbour town of Padstow, famed for its outstanding culinary scene, is around eleven miles to the north. The beautiful beaches of Harlyn Bay, Trevone Bay, Constantine Bay and Treyarnon Bay are also within easy reach, together with miles of breathtaking scenery along the South West Coast Path.

Transport connections are particularly convenient, with Newquay Airport approximately three miles away and the mainline railway station at Bodmin Parkway around sixteen miles distant, providing direct connections further afield. Walhalla therefore enjoys the increasingly rare combination of a wonderfully private rural setting, substantial acreage and excellent accessibility to both the coast and Cornwall's wider transport network.

To find Walhalla, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, turn right onto the A39 and drive to the next roundabout. Take the first exit and follow the road for approximately 0.4 miles. The entrance to Walhalla can be found along on the right hand side. The postcode for satellite navigation is TR9 6HY. What3words: emporium.tame.withdraw

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