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Putting your home on the map

Goonlaze, Stithians, Truro

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Stithians Reservoir 500 yards | Stithians village 1.2 miles | Stithians Water Sports Centre and café 1.5 miles (by car, less on foot) | Redruth town 4 miles | A30 trunk road 6 miles | Falmouth 9 miles | Helston 10 miles | Truro 10 miles | Newquay Airport 25 miles | Exeter (M5) 96 miles (Distances are approximate)

Built in 2021 this energy efficient home (EPC 'A'/95) is in a quiet Cornish hamlet a few hundred yards from Stithians Reservoir. Anyone seeking a quality individual detached home in a countryside location and loves the outdoors is encouraged to read on.....

Entrance hallway | Kitchen/dining room | Lounge | Three bedrooms with principal en-suite | Cloakroom | Bathroom | Gardens

£500,000
Freehold



Property Introduction

This individual detached house benefits from the highest EPC rating of 'A' due to a range of energy efficient features that includes solar panels with battery storage, air source heating and LED downlighters.

The home is beautifully presented, is light and bright with three bedrooms, a magnificent feature 25' kitchen/dining room and a dual aspect lounge. The principal bedroom has an en-suite, there are gardens to the front and rear and extensive parking along with quality sanitary fittings and double glazing. It should also be noted there is expired planning permission for a garage.

Location

Set in a quiet hamlet within a few hundred yards of Stithians Reservoir, with some amazing walks and waters sports, we believe this home will be attractive to people who love the Cornish countryside and outdoors.

Goonlaze is a small hamlet with pretty cottages, houses and bungalows on the west side of the larger village of Stithians. A short walk from the property leads onto a footpath around the reservoir which is just under five miles long. The reservoir is also home to a water sports centre and Stithians itself is a five to ten minutes' walk away or a very short car journey and is famous for its annual one day agricultural show being the

largest in the UK. Stithians also has a primary school, Public House, Shop/post office, church and sports club. The larger towns of Falmouth, Truro and Helston are all within ten miles and offer with a wider range of schooling, businesses and leisure facilities, all within easy reach. The A30 is approximately six miles away and is the main arterial route in and out of Cornwall.

ACCOMMODATION COMPRISES

Composite front entrance door with frosted glazed panels to both sides opens into:-

ENTRANCE HALLWAY

Stairs rising to first floor. Inset ceiling spotlights. Doors off to:-

KITCHEN/DINING ROOM 25' 1" x 15' 6" (7.64m x 4.72m) L-shaped, maximum measurements

Perhaps the centre piece of the home being dual aspect and light and bright and running from the back to the front of the property. The kitchen is fitted with a very attractive modern units at both eye and base level incorporating three two tier drawer units for storage and extensive work surfaces incorporating a large stainless steel single drainer sink unit with swan necked mixer tap above. There are a number of built-in appliances including an inset induction hob with extractor above, a further built-in double oven and grill, an integral dishwasher and adjoining fridge/freezer with matching grey fronts to the units, there is also a large pull out larder tower. The kitchen opens into the spacious dining room which has large double glazed doors opening to the rear garden and has a further range of built-in storage cupboards and a large under stairs storage cupboard which houses the boiler and plumbing for washing machine. It should be noted that the ground floor has underfloor heating via the air source heat pump whilst upstairs this supplies the radiators.

LOUNGE 15' 11" x 12' 11" (4.85m x 3.93m) maximum measurements

This is a lovely well-proportioned, light and bright square room with sliding doors to rear and two double glazed windows to the front elevation. Inset ceiling spotlights.

CLOAKROOM

Low level WC with wash hand basin. Inset ceiling spotlighting.



FIRST FLOOR LANDING

Radiator. Large cupboard containing Eco Dan tank and pressurised system and immersion. Doors off to:-

BEDROOM ONE 13' 0" x 10' 7" (3.96m x 3.22m) plus door recess

A superb double room with two double glazed windows to the front overlooking the front garden to the fields beyond. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with wall mounted rainhead shower with tiled surround and glass screen, low level WC and wash hand basin with vanity unit below. Frosted double glazed window to rear. Inset ceiling spotlighting. Wall mounted heated towel rail.

BEDROOM TWO 15' 6" x 8' 9" (4.72m x 2.66m)

A good double room with large double glazed window to the rear overlooking the garden and to open fields beyond. Radiator. Door to double wardrobe and further single wardrobe providing excellent storage.

BEDROOM THREE 12' 0" x 8' 7" (3.65m x 2.61m)

A good double room with large double glazed windows to the front elevation again overlooking the garden to the fields beyond. Built-in double wardrobe and single wardrobe to side. Radiator.

BATHROOM

Comprising panelled bath with mixer tap above and with grip handles and wall mounted shower over, wash hand basin with vanity unit

below and low flush WC. Frosted double glazed window to front. Wall mounted heated towel rail.

REAR GARDEN

From the lounge and kitchen/dining room, doors open to a pretty enclosed garden with patio, gravelled borders and a lawn with bedded borders and circular flower bed. The garden is fenced and enclosed providing good privacy and a safe space for animals and children. There is gated access to both sides to the property, on one side there is a large timber shed/man cave.

OUTSIDE FRONT

To the front there is a large gravelled driveway which provides extensive parking for numerous cars and boat/caravan if required. There is a small lawn and this part of the property is fenced and is set well back from the small road leading to the property.

AGENT'S NOTE

The Council Tax band for the property is band 'D'. The property has solar panels which are owned and feed into battery storage to use when the Cornish sunshine is not available. There is the remainder of a ten year warranty. Planning permission was granted for a garage under planning reference PA18/06965 but was not built at the time of construction.

SERVICES

Mains water, mains electricity and mains drainage.

DIRECTIONS

From the Seven Stars Public House in the middle of Stithians village, head towards Hendra/Redruth on Church Road which leads into Hendra Road. Proceed though the tiny hamlet of Hendra and into Goonlaze. On the left hand side there is a small car park and road which leads to Stithians Reservoir. Take this road with the house being approx 200 yards along on the right hand side. If using What3words:- cookies.shine.dignify



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	



MAP's

Top reasons to view this home

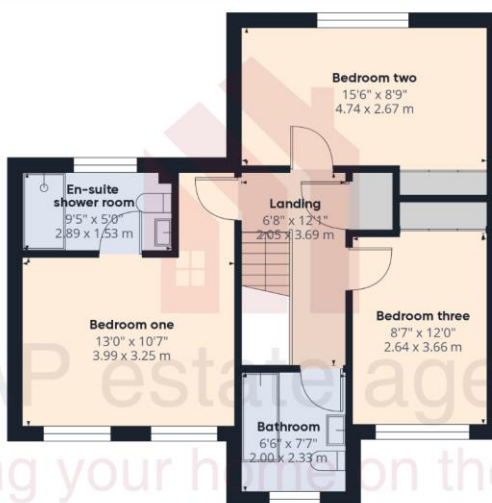
- One off, modern detached house built in 2021
- Highest EPC rating of 'A' (95 rating)
- Three double bedrooms
- Fantastic 25' Kitchen/dining room with built-in appliances
- Many rooms are dual aspect, light and bright accommodation
- Non-estate location
- Owned solar panels with battery storage and air source heat pump
- Extensive parking and planning for garage
- A few hundred yards to Stithians Reservoir
- Gardens to front and rear

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1177.35 ft²
109.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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