



Higher Trevellas, St Agnes Truro

Mithian Primary School 0.9 miles | St Agnes 2.5 miles | Perranporth 1.9 miles | Truro 9 miles | Newquay Airport 24 miles | Exeter (M5) 93 miles (Distances are approximate)

A good size detached bungalow is set in a quiet residential area on a plot of just over two and a half acres of land on the outskirts of St Agnes close to Perranporth Airfield.

Utility room | Kitchen/dining room | Snug | Lounge | Four bedrooms, two en-suite | Bedroom five/study | WC | Bathroom | Parking | Gardens of just over two and a half acres

**Offers in the Region of
£685,000
Freehold**



Property Introduction

The bungalow is well presented and comprises of five bedrooms (one currently used as an office), two of the bedrooms have en-suite shower rooms, there is a spacious lounge with a media wall, a separate snug, a kitchen/diner and a separate utility. There is also a family bathroom and cloakroom.

To the outside is a generous garden with a curved driveway providing ample space for parking. At each end of the bungalow is a patio and to the rear the garden is blank canvas to create your own outside space.

Location

Higher Trevellas is midway between the villages of St Agnes and Perranporth, both of which offer an extensive range of facilities. Mithian primary school is close by and country walks lead to Trevellas Cove, Perranporth and Perrancombe, Perranporth is famed for its wide sandy beach, has a mix of local shopping, Public Houses and schooling for younger children.

The village of St Agnes close to Cornwall's rugged north coast also offers a wide selection of local shops, choice of Public Houses and nearby Trevaunce Cove with its sandy beach is popular with surfers.

Within ten miles is the city of Truro, Cornwall's administrative and cultural centre which has a

mainline rail link to London and the north of the country. Falmouth, on the south coast, is Cornwall's university town and is sixteen miles distant. The A30 trunk road can be accessed at Chiverton Cross within four miles.

ACCOMMODATION COMPRISES

A gravelled pathway with pagoda above leads to the entrance door opening to the:-

UTILITY ROOM 8' 6" x 6' 10" (2.59m x 2.08m)

Two double glazed windows. Tiled floor. Electric wall mounted heater. Range of wall mounted cupboards. Worktop with spaces for washing machine and tumble dryer below. Glazed door opening to:-

KITCHEN/DINER 15' 10" x 14' 8" (4.82m x 4.47m)

A generous room triple aspect room with Shaker style range of floor and wall mounted cupboards with wood and tiled worktop incorporating a sink and drainer, tiled splashback. Space for range cooker with extractor hood above, spaces for dishwasher and American style fridge/freezer. Wall mounted display unit. Radiator. Space for TV, ceiling spotlights and tiled floor. Door to:-

HALLWAY

The U-shaped hallway runs through the property with pine flooring and radiators. There are three storage cupboards, one is an airing cupboard with shelving that houses the immersion tank (replaced 2024) with shelving for storage, a second cupboard houses the 'Worcester' boiler (replaced 2024) and the third cupboard is for storage. Smart thermostat control, loft hatch with ladder. Doors lead off to all accommodation. The 'Chantilly Lace' double glazed front entrance door is set in to the centre front of the property with porcelain floor tiles.

SNUG 13' 2" x 11' 0" (4.01m x 3.35m) maximum measurements

Feature fireplace with tiled hearth with mantelpiece above and storage cupboard to side. Radiator.

LOUNGE 26' 11" x 14' 9" (8.20m x 4.49m)

A triple aspect room with three double glazed windows. Three radiators. Double glazed door to front patio and garden. Built-in media wall with shelving to house a DVD, TV and cables.



BEDROOM ONE 14' 4" x 11' 11" (4.37m x 3.63m)

Double glazed window. Wardrobes to one wall. Radiator. Luxury vinyl flooring. Sliding door to:-

EN-SUITE SHOWER ROOM

Porcelain wood effect floor tiles. Two obscured double glazed windows. Walk-in shower cubicle housing an electric shower with side screen, low level WC and wash hand basin set in wooden unit with storage below and mirrored cabinet above. Extractor fan and towel radiator. Spot lighting.

CLOAKROOM

Vanity wash hand basin, low level WC. Heated towel rail. Tiled flooring and shelving.

BATHROOM

Vanity wash hand basin with mirror above, bath with electric shower and low level WC. Display shelving. Heated towel rail. Tiled flooring and walls. Obscured double glazed window. Radiator.

BEDROOM TWO 14' 4" x 12' 8" (4.37m x 3.86m) maximum measurements

A dual aspect room with two double glazed windows. Radiator. Shelving and hanging space across one wall. Door to:-

EN-SUITE

Shower cubicle, low level WC and vanity wash hand basin. Heated towel rail. Tiled flooring. Obscured double glazed window.

BEDROOM THREE 13' 7" x 11' 0" (4.14m x 3.35m)

Double glazed window and radiator.

BEDROOM FOUR 13' 8" x 11' 1" (4.16m x 3.38m)

Double glazed window. Fitted wardrobes and radiator.

BEDROOM FIVE/STUDY 12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed window. Radiator. Tiled flooring and shelving. Fireplace.

OUTSIDE FRONT

To the front of the property gates open to the curved driveway. The garden is enclosed by fencing and is very generous in size. A pathway from driveway leads to the utility room entrance. There is a selection of trees and shrubs in the garden. To the front is a patio where you can sit and enjoy the garden listening and watching the birds and wildlife.

REAR GARDEN

To the rear the garden has not been developed and needs clearing and therefore is a blank canvas for a purchaser.

SERVICES

Mains water, private drainage, mains electricity. Calor gas tank.

AGENT'S NOTE

The Council Tax band is band 'F'.

DIRECTIONS

From Chiverton Cross roundabout head north-west towards B3277. Take the exit onto the A3075 for half a mile, turn left after two miles and then left again onto the B3285. Follow the road for a quarter of a miles then turn left, take a right turn towards Perranporth Airfield then you will find the property on the left hand side. If using What3words:- keys.processes.access



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

- Sizeable detached bungalow with approximately two and a half acres
- Located near Perranporth Airfield on the outskirts of St Agnes
- Kitchen/diner with separate utility
- Lounge and separate snug
- Four/five bedrooms, two with en-suites
- Separate family bathroom and cloakroom
- All double bedrooms, bedroom five currently used as an office
- Gas central heating- new boiler 2024
- Large lawn area at front and parking for several cars
- Scrubland to the rear



Approximate total area^m

2108.66 ft²
195.9 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.

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