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Penwinnick Road, St. Agnes



# Penwinnick Road

## St Agnes

St Agnes centre 0.7 miles | Chapel Porth Beach 2 miles | Truro 11 miles | Falmouth 16 miles | A30 trunk road 10 miles | Newquay Airport 12 miles | Exeter (M5) 93 miles (Distances are approximate)

Penkerris is a grand detached Edwardian residence being situated close to the village centre and is perhaps one of the most recognised local properties in the village.

Lounge | Study | Kitchen | Nine bedrooms (some en-suite) plus bedsit | Dining room | Utility | Double garage | Gardens | Driveway | Parking

**Guide Price £750,000**  
**Freehold**





## Property Introduction

Being situated on Penwinnick Road, 'Penkerris' is a large detached residence, formerly operating as a family run guesthouse and occupies a generous size plot with formal gardens along with ample parking facilities and access to a double garage. Internally although the property does require some modernisation and decorating, the accommodation is considered to be vast with nine bedrooms, some of which having the benefit of en-suite as well as further bathrooms with a grand reception hallway, accessing the spacious lounge and separate dining room. Additional accommodation comprises of kitchen with separate utility along with a self-contained bedsit. Overall, 'Penkerris' offers a unique opportunity for somebody who is looking for an impressive detached property in arguably one of the most sought-after villages in the county and close to the heart of the thriving community.

## Location

The pretty, north coastal village of St Agnes is located within a designated 'Area of Outstanding Natural Beauty' as well as being a world heritage site. By exploring the village and its surrounding area you can't help but see evidence of its proud mining heritage with its monumental former engine houses giving a glimpse back to its industrial past and perhaps no more evidence than the National Trust, Wheal Coates nestled on the coastal path. Today St Agnes is a thriving community with a variety of local shops and facilities making it one of the most desirable places to live on the North Coast. The beautiful beaches are popular and renowned for excellent surfing with an array of spectacular inland and coastal walks on the doorstep. The cathedral city of Truro is approximately 15 miles distant with its Georgian architecture and cobbled streets is a popular tourist attraction offering a good variety of local independent shops as well as the more recognised national chains. It is also home to the Hall for Cornwall and has a mainland railway link to London Paddington. The main A30 is also nearby making access to other parts of

the county that much easier all for those travelling further afield.

## ACCOMMODATION COMPRISES

Door to:-

### ENTRANCE PORCHWAY

Mosaic tiled floor and part glazed door giving access into:-

### ENTRANCE HALLWAY

Grand staircase giving access to the first floor. Parquet flooring.

Access to:-

### LOUNGE 19' 1" x 15' 8" (5.81m x 4.77m) maximum measurements

Bay window and additional window to front elevation overlooking the garden, feature tiled fireplace and hearth with wood surround and mantel on a coving, picture rail and radiator.

### BEDROOM TEN/STUDY 10' 6" x 9' 11" (3.20m x 3.02m) maximum measurements

Three windows to front elevation, radiator, built in shelved cupboards ornate fireplace and wall shelving.

### LOBBY

Sliding door giving access to a lean-to greenhouse.

### GROUND FLOOR CLOAKROOM

Window to side elevation, wash hand basin and low flush WC.

### DINING ROOM 19' 3" x 12' 11" (5.86m x 3.93m) plus recesses

Bay window with window seat to side elevation, ornate coving and picture rail, open fire place with wood surround and mantel. Radiator.

### HALLWAY

Doors to:-

### PANTRY 9' 6" x 4' 1" (2.89m x 1.24m)

Window to rear elevation, slate worktops and shelving.

### KITCHEN 15' 2" x 10' 1" (4.62m x 3.07m) plus door recess

Window to side elevation, single stainless unit with double drainer, a variety of built in storage cupboards, 'Rangemaster' oven with stainless steel splashback and radiator.

### UTILITY ROOM 9' 0" x 5' 9" (2.74m x 1.75m) plus door recess

Window to rear elevation. Belfast style sink unit, plumbing for automatic washing machine and combination boiler. Door to hallway with door through to bathroom and bedsit utility.

### BATHROOM

Panelled bath, close coupled WC and pedestal wash hand basin. Part tiled wall and window to side.

### BEDSIT UTILITY 16' 3" x 8' 9" (4.95m x 2.66m)

Sliding doors with glazed side panels opening to garden. Door to:-

### BEDSIT KITCHENETTE 5' 11" x 4' 5" (1.80m x 1.35m) maximum measurements

Single stainless sink unit with two ring hob. Access to:-



### **BEDSIT SHOWER ROOM**

Window to rear elevation. Shower, low flush WC and wash hand basin.

### **BEDSIT LOUNGE/BEDROOM 15' 0" x 7' 11" (4.57m x 2.41m)**

Window to rear and side elevation and panel wall heater.

### **HALF LANDING**

Two windows to side elevation. Access to:-

### **FIRST FLOOR LANDING**

Radiator. Access to:-

### **BEDROOM ONE 17' 2" x 16' 3" (5.23m x 4.95m) maximum measurements**

Window to front elevation, open fireplace and pedestal wash hand basin. Door to:-

### **JACK AND JILL EN-SUITE SHOWER ROOM**

Vanity wash hand basin, shower cubicle, close coupled WC, windows to side elevation. Door to:-

### **BEDROOM FIVE 12' 8" x 10' 6" (3.86m x 3.20m)**

Two windows to side elevation, open fire place and pedestal wash hand basin with tiled splash back.

### **BEDROOM FOUR 13' 3" x 13' 2" (4.04m x 4.01m) maximum measurements**

Two windows to side elevation, shower situated in corner of room, pedestal wash hand basin with splashback, low flush WC and panel wall heater.

### **BEDROOM SIX 12' 0" x 9' 11" (3.65m x 3.02m) maximum measurements**

Three windows to front elevation and pedestal wash hand basin.

### **BEDROOM NINE 10' 5" x 9' 4" (3.17m x 2.84m)**

Four windows to front elevation, tiled fireplace and pedestal wash hand basin. Tiled splashback.

### **LANDING**

Walk in airing cupboard with water tank.

### **BATHROOM ONE**

Feature square block glass window, close coupled WC, pedestal wash hand basin, panelled bath and bidet.

### **FURTHER LANDING**

Doorway giving access to stairs, leading to the ground floor exit and access to loft space.

### **BEDROOM TWO 15' 9" x 14' 2" (4.80m x 4.31m) plus recess**

A dual aspect room with views, single stainless steel sink unit, with two ring hob, recess for fridge and built-in wardrobe.

### **FIRST FLOOR CLOAKROOM**

Window to rear elevation, closed couple WC and wash hand basin.

### **BATHROOM TWO**

Window to rear elevation, hand grip bath with shower over, pedestal wash hand basins, low flush WC, radiator and built in cupboard.

### **SHOWER ROOM**

Shower tray.

### **BEDROOM THREE 11' 9" x 10' 5" (3.58m x 3.17m) maximum measurements**

Window to rear elevation, single stainless steel sink unit with mixer tap, two ring hob, recess for fridge and panel wall heater.

### **EN-SUITE SHOWER ROOM THREE**

Shower cubicle with wash hand basin and low flush WC.

### **BEDROOM SEVEN 13' 3" x 8' 5" (4.04m x 2.56m) plus door recess**

Featuring a dual aspect with panel wall heater and access to:-

### **EN-SUITE SHOWER ROOM SEVEN**

Shower tray, close coupled WC and wash hand basin.

### **BEDROOM EIGHT 12' 4" x 8' 8" (3.76m x 2.64m)**

Two windows to the front elevation, pedestal wash hand basin and tiled splashback.

### **OUTSIDE**

Immediately to front of the property are ample parking facilities for a number of vehicles, which also gives access to the side, the parking and also leading to the double garage with power connected and pedestrian door to the side. The front garden has an extensive lawn with a good variety of mature shrubs, a greenhouse and a summerhouse.

### **SERVICES**

Mains water, mains drainage, mains electricity and oil fired central heating.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'. It has been brought to our attention that there is some Japanese Knotweed on the rear boundary which is under the process of a treatment program - details are available upon request.

### **DIRECTIONS**

Proceeding into St Agnes along Penwinnick Road, the property is situated on the right hand side where a MAP 'For Sale' sign has been erected for identification purposes. If using What3words: buyer.wrenching.casual







## MAP's Top reasons to view this home

- An iconic detached Edwardian residence located in the sought after village of St Agnes
- Formally operating as a guest house
- Located in an ideal position for access to local amenities
- Generous size lounge
- Dining room
- Nine bedrooms, some with en-suite facilities plus self-contained bedsit
- Kitchen plus separate utility room
- Three bathrooms plus shower room
- Detached double garage plus further ample parking facilities
- Extensive front lawned garden



Ground Floor



Floor 1

Approximate total area<sup>®</sup>

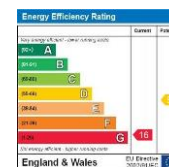
3914.95 ft<sup>2</sup>

363.71 m<sup>2</sup>

Reduced headroom

1.06 ft<sup>2</sup>

0.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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