



Woodlands, Quay Road, St Agnes, TR5 0RP
Offers in excess of £1,500,000



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THE TRURO ESTATE AGENT

Key Features

- Sought after coastal village location, 600m walk from the beach
- Meticulously renovated and extended to an incredible standard
- 3 double bedroom, 2 bathroom, 2 reception room main family home
- Garden office, shepherds hut, bell tent, external shower/WC, swim spa, hot tub
- 1.75 acre plot, gorgeous landscaped garden plus woodland with stream
- Detached double garage with additional planning permission and plenty of parking
- No onward chain
- Video tour available



A truly outstanding home in delightful surroundings at one of Cornwall's most sought after locations. Beautifully renovated and extended accommodation sat within a gorgeous 1.75 acre woodland plot with several outbuildings, detached double garage and plentiful parking.



The Property

A truly outstanding lifestyle opportunity awaits the lucky owner of Woodlands in St Agnes. Positioned on Quay Road in a private tucked away position yet perfectly located for easy access to the village amenities, stunning coastline and beach at Trevaunance Cove. A wonderful detached home blending period charm and contemporary design within a gorgeous 1.75 acre woodland plot with exciting additional accommodation options.

My clients bought Woodlands in 2018 and set about lovingly restoring the original cottage and grounds whilst sympathetically extending the accommodation to create a very special family home. This is the perfect blend of character and modernity with the convenience of energy saving elements and air source provided underfloor heating meaning that this home is both future ready and soul rich.



Entering the property you are met with the beautiful cosy sitting room where the character of the original cottage really shines through. An inglenook fireplace with original bread oven and wood burner is the focal point and is complimented by designer mosaic tiled flooring and deep window seats overlooking the garden. Off this room is a useful boot room with WC and the brilliant benefit of an outside hose over a granite basin for washing those muddy wellies and paws! To the right of the ground floor the quality bespoke fitted Arnolds kitchen features quality wooden units with polished concrete and copper worktops, an electric Aga, Quooker tap, wine fridge, double dishwasher, shelving with built-in lighting, tiled flooring and a large pantry cupboard with automatic lighting. A sociable breakfast bar then overlooks the stunning living and dining room – now within the extension this room bathes in natural light from glazing to all sides taking in the woodland views with sliding doors either side to different areas of the garden. This room retains charm with chunky wooden floorboards and exposed granite walls whilst also being fitted with a retractable screen, projector and surround sound system to create the perfect cinema experience for those nights indoors.

On the first floor a spacious landing with herringbone flooring and Velux window vaulted ceiling provides access to the bedrooms. The principal suite is a stand-out space set within the modern extension with vaulted ceiling, triple aspect windows, panelled walls and gorgeous engineered oak flooring. It would be hard to ever leave this room with a spacious dressing and wardrobe area, stylish en-suite shower room and the sleeping area enjoying a treetop view of the surrounding woodland with sliding windows to both sides and a stunning vaulted window to the front aspect with a luxurious stand-alone bath in front to soak away with total privacy for hours. The second bedroom is a great sized double with dual aspect windows and additional dressing room with laddered storage space above. The third is yet again a double in size with views of the garden as well as more laddered storage above and a beautiful curved wall. The final room on the first floor is the family bathroom offering a luxuriously appointed four-piece suite including a large walk-in shower and free-standing copper slipper bath tub.







The garden and grounds of Woodlands, as the name suggests, enjoys a completely private feeling thanks to the surrounding greenery and trees that envelope the property to all sides. Despite its central village location you could stand almost anywhere within the garden and feel total serenity and peace from the outside world with the stream providing the perfect soundtrack. The total plot measures circa 1.75 acres in total with the garden space taking around half an acre of that. This is the area surrounding the house which has been thoughtfully landscaped to tier into the hill whilst still feeling incredibly natural and providing level lawn around the property as well as several seating areas with established pergola coverings and the perfect space for a fire pit. This is all connected by quality slate tiled, stone cobble and wooden pathways connecting the entire garden seamlessly from the inside to the outside and providing access directly to the road, driveway, woodland and stream. On two tiers there is a modern luxurious hot tub and resistance 'endless' swimming pool that both enjoy day round sunshine and overlook the grounds - these exciting items are included in the sale. The woodlands area of the grounds is a very special thing to own in the heart of St Agnes, measuring just over an acre of protected trees with an idyllic stream running through. There is also a public footpath running through this area running from The Peterville and eventually leading towards Trevaunance Cove.



There are several fabulous outbuildings to speak of that offer incredible opportunities of additional accommodation and perhaps potential income. The first is a wonderful garden office which is fully insulated with power, light, inside cladding and a basin. Attached to this is an external shower and WC – perfect for use of the swimming pool and hot tub areas without the need to enter the house. To the rear of this is a beautiful Blackdown handcrafted quality shepherds hut which stands alone with a gravel chip seating area, open plan living and kitchen with fold down double bed and en-suite shower room. At the very end of the plot is a great sized bell tent in a private woodland setting again with power, light and a sunken trampoline. Both the shepherds hut and bell tent can be accessed from the main property or can enjoy separate access from the woodland public footpath if you wished to perhaps enjoy some profitable holiday let income. The property also enjoys a double garage with power completed to a wonderful traditional clad style with plentiful parking in front, EV charging point and timber storage sheds beside. There is also planning permission granted for a studio to be built on top of the garage with a bridge to the garden of the main house which would create more accommodation or an excellent home office.





The Location

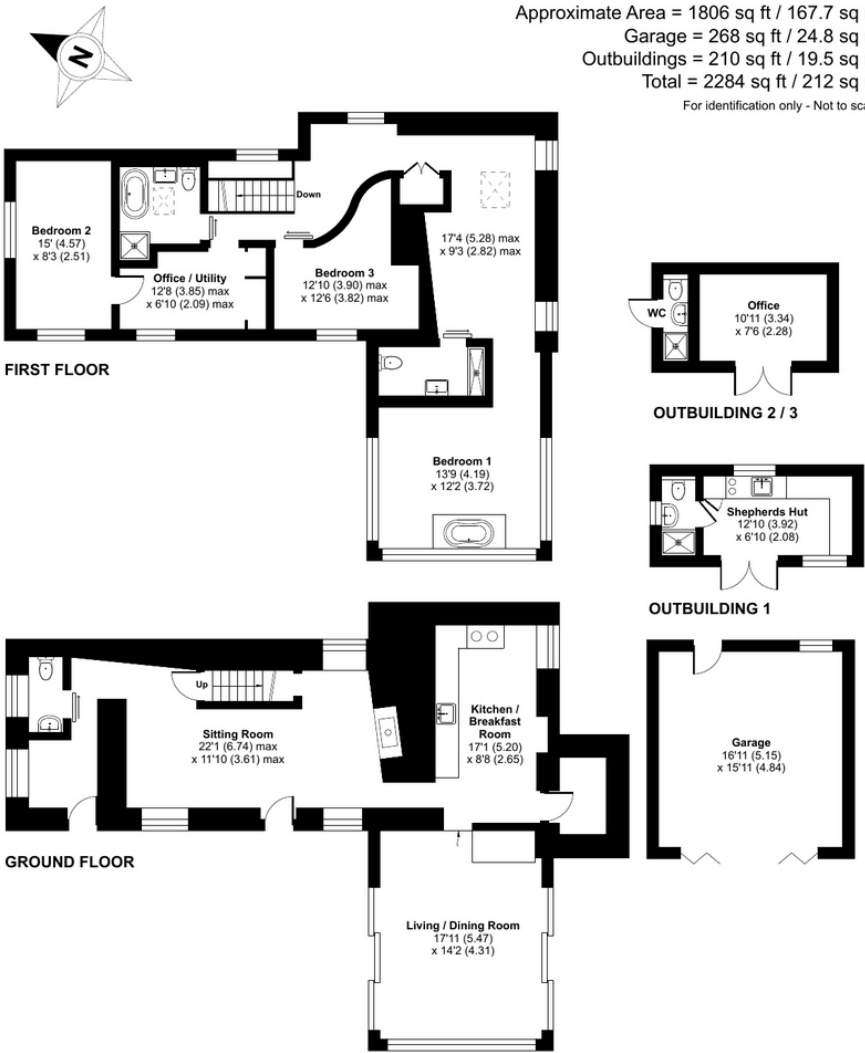
St Agnes has long been one of the most popular places to live in Cornwall and with very good reason too! The coastal village has the amenities of a small town whilst enjoying a lived-in community feel and some of the most stunning coastline and beaches that the county has to offer. The village amenities include a wealth of independent shops, cafes, public houses, restaurants, convenience store, library, farm shop, bakery, hairdressers and post office to name a few. There is a highly regarded primary school in the village and several options of both state and private secondary schooling within 10 miles. The St Agnes heritage coastline is an area of outstanding natural beauty and truly offers some of the most breathtaking scenery in Cornwall. St Agnes Head is a rugged and dramatic stretch of coastline littered with nods to the county's mining heritage whilst both Trevaunance Cove and Chapel Porth both offer golden sand, great swimming and surfing waters. The village is also incredibly well connected with the ability to jump on to the A30 in less than 10 minutes with the likes of the capital city of Truro being a 15/20 minute drive away offering a diverse mix of shopping and cultural activities as well as Treリスke hospital and well-connected train station with a direct line to London Paddington. Newquay airport is around 17 miles away or a 30 minute drive.



Floorplan

Quay Road, St. Agnes, TR5

Approximate Area = 1806 sq ft / 167.7 sq m
Garage = 268 sq ft / 24.8 sq m
Outbuildings = 210 sq ft / 19.5 sq m
Total = 2284 sq ft / 212 sq m
For identification only - Not to scale



Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: E
Services: Mains water, drainage and electric are all connected. The property and hot water is heated via an air source heat pump.
Mobile Signal: Best networks O2 & Vodafone – (good outdoor)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.
Note: The property is in a conservation area. The owned woodland and surrounding trees are in a tree preservation area. There is a public footpath that leads through the woodland but not through the garden of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	75	85
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

