



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10173

Offers around £775,000

Town Meadow,
Middlegates, St Agnes, Cornwall, TR5 0UH

FREEHOLD



An individual, detached, 4/5 bedroomed bungalow extending to about 2,820sq.ft. on the outskirts of this highly regarded north coast village, with the additional benefit of planning permission granted into 2022 to convert existing garage into a two storey annexe. Available for sale for the first time in almost 20 years, the home offers a spacious and comfortable accommodation with plentiful parking and storage.



SUMMARY OF ACCOMMODATION

Entrance hall, kitchen/dining room, sitting room, study, utility room, principal bedroom and en-suite and dressing area, guest bedroom and en-suite shower room, 2 further bedrooms, family bathroom, attached garage with large workshop.

Outside Driveway with broad parking and storage area. Lawned garden to front, rear gardens, side garden with vegetable plot. Attached garage and workshop.

DESCRIPTION

Town Meadow is an individual detached bungalow located at the end of Middlegates at the end of a long driveway in an elevated and private position.

The original bungalow was believed to have been built in the 1980s and has been in the current ownership for almost two decades.

The spacious accommodation is arranged over one level and comprises four bedrooms and three reception rooms, with the current owners obtaining planning permission in July 2022 to convert the existing attached garage into a two storey annexe under reference PA22/02668.

The bungalow is accessed at the end of the driveway through a gated access which sweeps around to the front of the property onto a large parking and boat storage area with the garage accessed to one side.

The covered entrance opens into a broad entrance hallway with doors opening into dual aspect kitchen and dining room which has an outlook over the front and to the side gardens.

The kitchen is well appointed with a comprehensive range of contrasting gloss fronted units and appliances by Neff and Bosch with a central island. Accessed from the kitchen is the utility room with a doorway through to the side garden and a separate study or occasional bedroom 5.

From the kitchen double doors open through into the most impressive and spacious triple aspect sitting room with windows over the gardens and front, with a woodburning stove providing a focal point to the room.

From the main reception hallway, a doorway leads through into the principal bedroom suite which has a dressing area and en-suite shower room/wc.

There is a further double bedroom with en-suite shower room and two additional double bedrooms and family bathroom.

At one end of the reception hallway is a doorway through into the double garage and to the rear of this is a large workshop area with separate wc and utility area to one side.

Outside Town Meadow is approached at the end of Middlegates enjoying a right of way over a neighbouring driveway which leads to gated access into the private driveway and parking area to the bungalow.

To the front there is an area of lawn with gated pedestrian access to either side of the bungalow.

To one side there a useful covered storage area and the rear garden is primarily lawned with mature borders.

To the other side is a productive vegetable garden which runs the full length of the bungalow.

Town Meadow provides very comfortable and spacious accommodation located at the end of a no-through road on the outskirts of the acutely sought after village of St Agnes and as such represents an excellent opportunity.

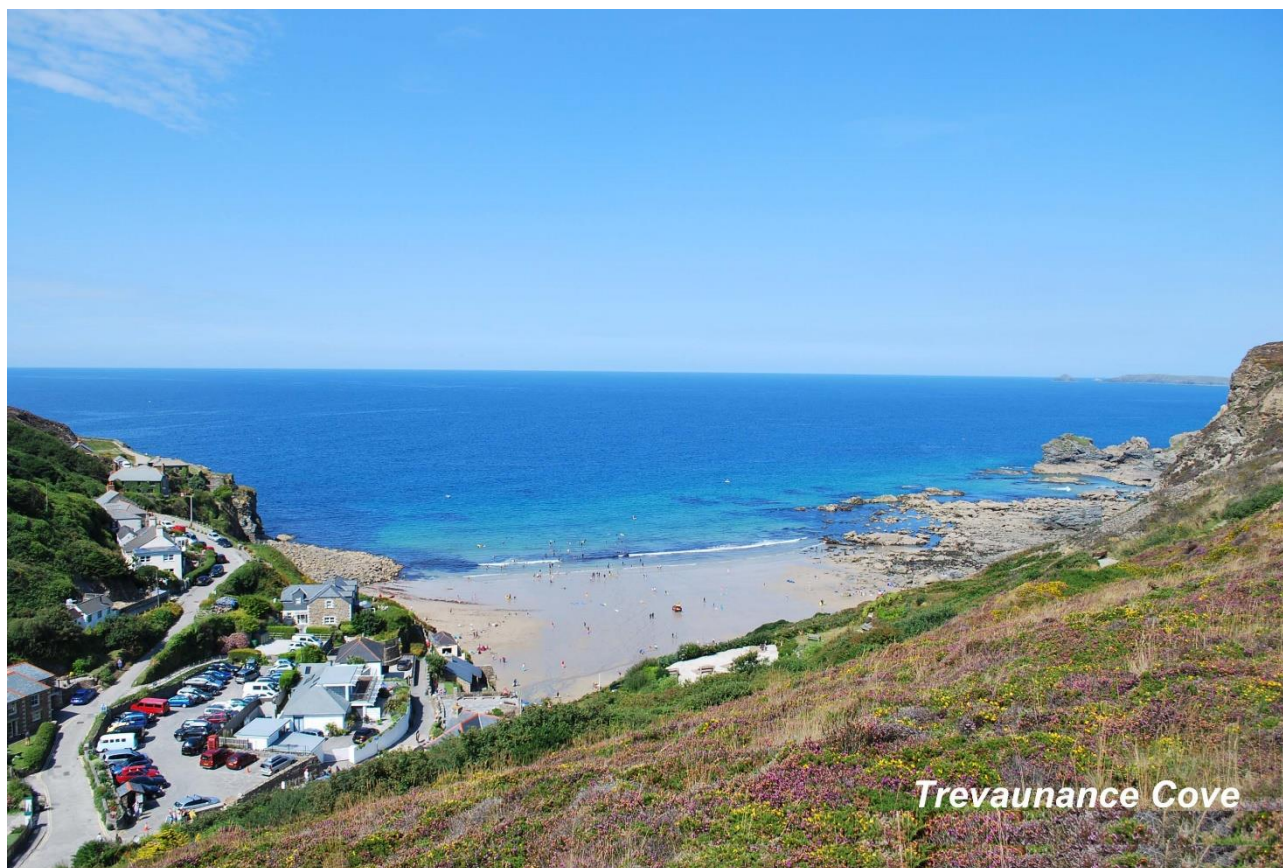
LOCATION

St Agnes is situated in both a Designated Area of Outstanding Natural Beauty and a World Heritage Site. This popular and highly desirable compact village has a thriving community which supports lots of independent shops and businesses. When you add in to this equation surfing beaches, superb pubs and eateries as well as access to some of the most stunning coastal walks imaginable, it is not hard to see why St Agnes has developed its reputation for being one of the very best villages in Cornwall in which to live.

The village itself is served with all day to day needs which include a general store, a Boots chemist, a baker, butcher as well as a fine selection of public houses and restaurants, gift and surf shops together with local schooling and a doctor's surgery. St Agnes sits above Trevaunance Cove to the north and Chapel Porth to the west, both fantastic beaches popular with surfers. Of particular benefit and one of the main attractions of St Agnes and indeed this area of Cornwall is that the village of St Agnes itself is the nearest piece of north Cornish coastline in reach of the cathedral city of Truro – approximately 15 minutes' drive away. The capital of Cornwall, Truro is considered the retail, commercial and administrative centre of the county and has an enviable reputation for excellent shopping, restaurants, recreational and sporting facilities which include the cultural experiences at the Hall for Cornwall. On the side of Truro closest to St Agnes are two out of town retail centres together with the Royal Cornwall Hospital at Trelikse, Truro Golf Club, Richard Lander School and Truro College. Truro also offers a selection of private schools which are considered to be the best in the county.



Access around the county is excellent with the A30 being just a few miles from St Agnes and there is a mainline railway station in Truro on the intercity line to London Paddington approximate travel time 4½ hours. The nearby Cornwall Airport Newquay offers flights to a range of UK locations and also to some international destinations.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Large covered entrance with half glazed entrance door and obscure side panels opening into broad and wide:-

ENTRANCE HALLWAY

Timber flooring, ceiling spotlights, doorway through into integral garage.

From the hallway, double doors through into:-

KITCHEN / DINING ROOM – 26'9" x 22'3" narrowing to 14'5" A delightful dual aspect room with sliding patio doors out to the front and windows overlooking the side garden. The kitchen area is fitted with a



comprehensive range of contrasting gloss fronted units with inset Neff double oven, microwave, wine fridge and Bosch gas hob with extractor over set in island. Contrasting worksurfaces with 1½ bowl single drainer sink unit with mixer tap. Timber floor, radiator, ceiling spotlights. Fitted cloaks cupboard.



STUDY – 8'9" x 7'5" Window overlooking the side garden, radiator, ceiling spotlight.

UTILITY ROOM With a range of fitted cupboards, single drainer sink unit with mixer tap over. Plumbing for washing machine, radiator. Door and window out to the side garden.

From the kitchen/dining room, double doors with frosted glass through into the:-



SITTING ROOM – 22'3" x 18'4" A superlative triple aspect room with windows overlooking the front and side gardens and patio doors out to the front. A range of fitted storage cupboards, two double radiators, woodburning stove in recessed hearth with timber mantel.

From the main reception hallway:-



PRINCIPAL BEDROOM – 14'8" x 13'1" Windows overlooking the side garden, ceiling spotlights, archway into dressing area with hanging space.

EN-SUITE SHOWER ROOM A white suite with floating wc in unit, corner shower cubicle, wall mounted wash hand basin with vanity unit and mixer tap, heated towel rail, ceiling spotlights, frosted glazed window to the side.

BEDROOM 2 – 12'9" x 11'3" Windows overlooking the rear garden, recessed ceiling spotlights, radiator.



BEDROOM 3 – 15'9" x 10'11" Large windows overlooking the front, fitted wardrobe and shelving space, recessed ceiling spotlights, radiator.

FAMILY BATH / SHOWER ROOM A large room with panelled bath, floating wc, pedestal wash hand basin, large shower, heated towel rail, rooflight, tiled floor.



BEDROOM 4 – 12'8" x 10' Window overlooking the rear, inset spotlights, radiator, recessed wardrobes with sliding doors.



EN-SUITE SHOWER ROOM / WC Fitted shower, wall mounted wash hand basin with mixer tap, floating wc, heated towel rail, frosted glazed window to the rear, tiled floor.

At the end of the hallway, doorway through into:-

GARAGE – 19'11" x 16'3"

With roller door, power and light connected, windows to the side, double doors to the rear opening into:-

WORKSHOP – 20' x 11'4"

With doorway and windows to the rear. Some fitted cupboards with worksurfaces, inset 1½ bowl sink unit.

CLOAKROOM / WC

Low level wc with frosted glazed window to the rear, sink, further storage cupboard.



OUTSIDE

From Middlegates, gated driveway leads up to the private tarmacadam driveway to the house which opens into a broad parking and caravan/boat storage area in front of the garage. The gardens are enclosed with timber fencing to the front and an area of lawn and this fencing runs along the side with pedestrian gated access either side of the bungalow opening onto the side and rear gardens. To one side is a covered storage area for surfboards and bikes. There is a further covered wood store and shed and to the rear, an area of lawn with apple tree and mature hedging to the boundary. This lawned area which is gated leads round to the side garden which is divided between areas of lawn and

productive vegetable garden with some raised beds and borders to the side which is fenced. The oil tank is to one side and there is a pedestrian gate leading around to the front of the bungalow.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR5 0UH.

SERVICES Mains water and electricity. Private drainage via septic tank.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS Coming into St Agnes along Penwinnick Road, take the right hand turning into Penwinnick Parc. Following the road round to the right to Middlegates following the road down to the right and the turning to Town Meadow is on the right hand side at the very end of the cul-de-sac.

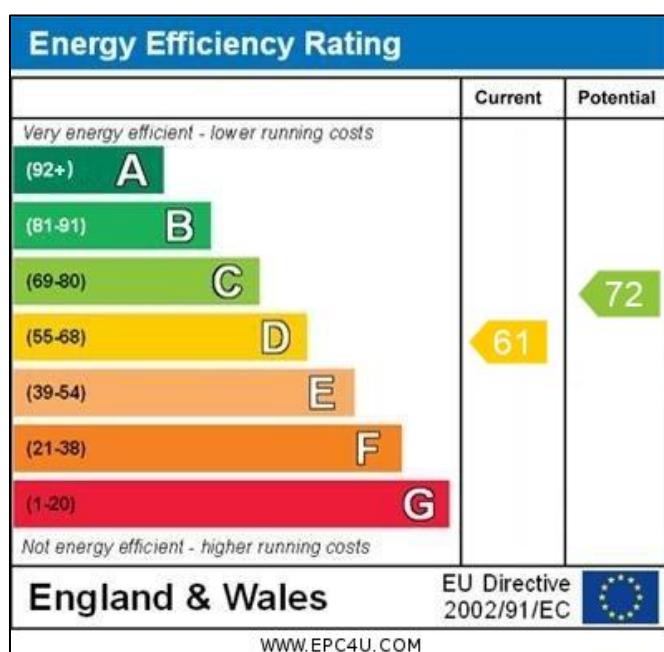
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Conditional planning permission was granted to convert the existing attached garage into a two storey annexe on the 12th July 2022 under planning application and decision number PA22/02668. It should be noted that the annexe shall only be occupied by members of the family, or non-paying guests, of the occupiers of the dwelling and shall not be used, sold or let at any time as a separate residential unit of accommodation.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Middlegates, St. Agnes

Approximate Area = 2241 sq ft / 208.2 sq m

Garage / Workshop = 579 sq ft / 53.8 sq m

Total = 2820 sq ft / 262 sq m

For identification only - Not to scale



