



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10368

Offers around £425,000

**1 Pen Mor Cottage,  
Goonvrea Road, St Agnes, Cornwall, TR5 0NJ**

**FREEHOLD**



**To be sold with no onward chain**

**A truly charming 2 double bedrooomed, semi-detached cottage situated just a few minutes' walk from St Agnes Beacon and within easy striking distance of the ever desirable north coast village centre of St Agnes. The cottage has many character features throughout and benefits from expansive, far reaching countryside views as well as generous south facing gardens and parking for one vehicle to the front.**



**SUMMARY OF ACCOMMODATION – In all, around 854sq.ft.**

**Ground Floor** Entrance porch/sun room, living room, kitchen/dining room.

**First Floor** Landing, 2 double bedrooms, shower room.

**Outside** Hardstanding for parking to the front of the property, well enclosed, gently sloping south facing rear gardens which are predominantly laid to lawn.

**DESCRIPTION**

1 Pen Mor Cottage occupies a quiet yet highly convenient location on the outer fringes of the north coast village of St Agnes. The property, by virtue of its location occupies an elevated position and benefits from outstanding, panoramic countryside views to the rear which are both far reaching and intriguing.

The semi-detached cottage has an area of hardstanding to the front, for which the vendors have parked by convention throughout their ownership. A pedestrian gateway to the side of the property provides access to the rear, where, you will find the entrance porch/sun room which in turn opens into the living room, a cosy, truly charming room with an exposed beamed ceiling, large fireplace with granite lintel and freestanding woodburning stove. The kitchen/dining room is a surprisingly light dual aspect room with a comprehensively fitted kitchen and plenty of seating space. On the first floor, there are two double bedrooms, both of which have phenomenal far reaching countryside views. Between them is a smartly fitted shower room with Velux rooflight.



Externally, all of the gardens are situated to the south facing rear and are of a gently sloping gradient predominantly laid to lawn. The garden is well enclosed by Cornish hedging and shrubbery and houses a number of shrubs and plants including a mature gunnera, rhododendron and hydrangeas.

**LOCATION**

1 Pen Mor Cottage is found just a few minutes' walk from St Agnes Beacon on the southern side of the thriving coastal village of St Agnes. The village is situated in both a designated Area of Outstanding Natural Beauty and a World Heritage Site. This ever popular and highly desirable compact village has an active local community which supports lots of independent shops and business. When you add into the equation idyllic 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 a reputation as being one of the very best Cornish villages to live in. The property is located no more than 10 minutes from five world class beaches and coves including Trevellas, Perranporth, Chapel Porth, Trevaunance Cove and Porthtowan.



The village itself is well served with a variety of day to day amenities covering most needs. The village has a general store, Boots chemist, a well renowned bakery, butchers, pizzeria as well as a number of fine public houses and restaurants alongside quintessential gift shops and surf stores 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 which prove incredibly popular with surfers, a particular benefit and one of the main attractions of St Agnes and indeed the village of St Agnes is the fact that it is the nearest piece of 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 the enviable reputation for excellent shopping, restaurants, recreational and sporting facilities which include the cultural hub of the Hall for Cornwall which has just undergone a multi million pound renovation.

On the side of Truro closer to St Agnes there are two out of town retail centres together with the main Royal Cornwall hospital at Treliske, Truro Golf Club, Richard Lander school and Truro college. Truro also offers a selection of private schooling.

Access around the county is excellent with the A30 just being a few miles from St Agnes, there is also a mainline railway station at Truro, on the intercity line from London to Paddington. The nearby Cornwall Airport Newquay offers flights to a growing number of national and international destinations.

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

A pathway leads from the parking area to the front of the property where a half glazed timber door provides access to a lean-to:-

**ENTRANCE PORCH / SUN ROOM** A room with multiple windows to the rear elevation overlooking the rear garden with distant, far reaching countryside views beyond. Tiled flooring. Timber entrance door opening into:-

**LIVING ROOM – 14'8" x 12'4"** Part tiled flooring, exposed beamed ceiling, south facing window to the rear elevation with views over the garden and far reaching countryside views beyond. Large fireplace with granite lintel above, polished slate hearth and a freestanding woodburning stove. Alcoves with integral shelving, night storage heater, understair cupboard, staircase rising to the first floor level, door leading through to:-



**KITCHEN / DINING ROOM – 15'2" x 12'5"** Tiled flooring, exposed beamed ceiling, a comprehensively fitted kitchen with a range of worksurfaces with matt finished cupboards at base level – integrated appliances include Siemens double mid-level ovens, Bosch four ring ceramic hob with extractor above. Bosch dishwasher, undercounter fridge, Indesit washer/dryer and an inset ceramic sink with drainer and mixer tap. Sash window to the front, night storage heater, double doors opening into the entrance porch/sun room.

## **FIRST FLOOR**

**PART GALLERIED LANDING** Loft access, doors to bedrooms 1 and 2 and the shower room.

**BEDROOM 1 – 14'9" x 12'9"** Canopied ceiling, electric radiator, double glazed sash window to the rear elevation benefitting from panoramic, far reaching countryside views with a window seat.



**BEDROOM 2 – 12'9" x 8'** Canopied ceiling, night storage heater, double glazed sash window to the rear elevation benefitting from panoramic, far reaching countryside views with a window seat.



**SHOWER ROOM** Tiled flooring and full height tiled walls. Low flush wc, mounted wash hand basin with mixer tap and vanity drawer beneath, backlit wall mounted mirror above.

Walk-in shower enclosure with rainwater showerhead and additional shower attachment. Heated towel rail, Velux rooflight, extractor fan.

### **OUTSIDE**

To the front of 1 Pen Mor Cottage there is an area of hardstanding for which the owners have parked by convention throughout their ownership. A pedestrian gateway to the side of the cottage leads to the south facing rear, where there is a gently sloping garden, predominantly laid to lawn and well enclosed by Cornish hedging and shrubbery. The lawn gently slopes and houses a number of densely stocked borders with various shrubs including a gunnera and some evergreen hedging.



### **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 0NJ.

**SERVICES** Mains water and electricity. Private drainage.

**COUNCIL TAX BAND** Small Business Rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceeding into St Agnes on Penwinnick Road you will reach the mini roundabout where you can turn right down into the village itself or turn left onto Goonvrea Road. Turn left onto Goonvrea Road and proceed along this road going out of the residential area of St Agnes, passing Lawrence Road and Cannonball Lane on your right hand side, the road will bear right and then bear left and 1 Pen Mor Cottage will be on the left hand side where a for sale board has been erected for identification purposes.

**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

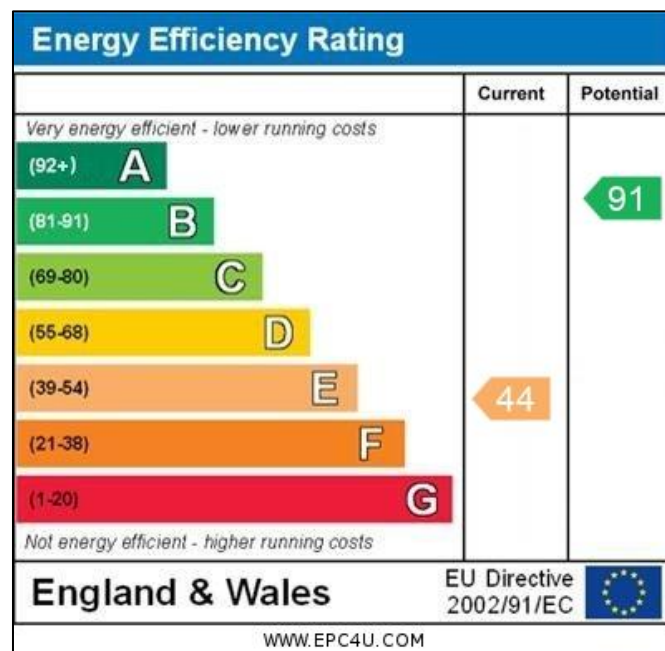
relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT'S NOTE 2 PARKING** – the area for parking to the front of the property and pedestrian pathway to the side are both absent from the title deeds of the property. Parking by convention has been freely used by the owners throughout their ownership and a Statutory Declaration can be provided.

**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.

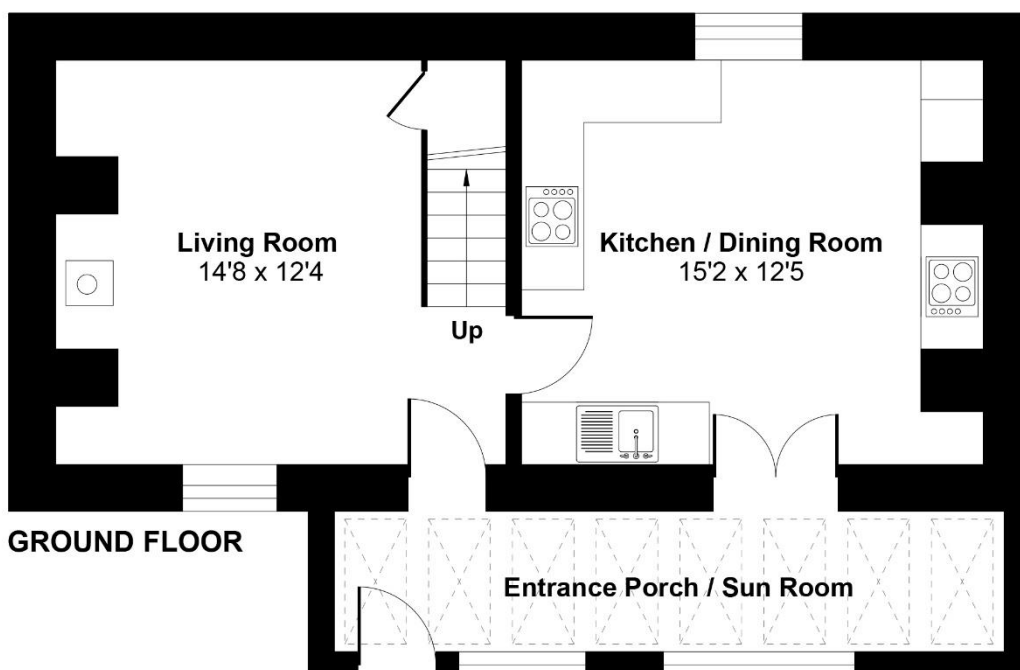
## Pen Mor, St. Agnes

Approximate Area = 876 sq ft / 81.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n!cheom 2024. Produced for Lillcrap Chilcott. REF: 1222017

