



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR91870648

£375,000

Gillyvean,  
33 Goonown, St Agnes, Cornwall, TR5 0UY

**FREEHOLD**



**Located in the heart of the ever popular north coast village of St Agnes, a superb opportunity to acquire a particularly well proportioned 2 double bedroom, semi-detached character cottage. Recently redecorated and ready for immediate occupation with no onward chain. With private off-road parking to front and decked courtyard garden to the rear, a lovely home in a fantastic location.**







### **SUMMARY OF ACCOMMODATION – In all, about 938sq.ft.**

**Ground Floor** Entrance porch, sitting room, kitchen/dining room.

**First Floor** Landing, principal bedroom, bedroom 2, family bathroom.

**Outside** Gravelled parking area for 2-3 cars. Rear courtyard garden with decked terrace and raised beds.

### **DESCRIPTION**

Gillyvean occupies a quiet and yet highly convenient location right in the heart of the sought after coastal village of St Agnes. Set back off a quiet lane which leads out of the centre of the village, Gillyvean is an attractive non-Listed semi-detached stone cottage with the rare and important asset of private off-road parking area to front for 2-3 cars. The property has just been redecorated and is vacant and therefore ready for immediate occupation, sold with the benefit of no onward chain.

Set back behind its gravelled parking area, a welcoming entrance porch, glazed on three sides leads to an inner door into a well proportioned sitting room with great natural light through its three quarter length window, with the focal point being a brick fire surround on a slate hearth, with space for easy chairs and sofas, alcove shelving and staircase which ascends to the first floor. To the rear the kitchen/dining room is of particular generous size with space for dining table and door onto the sunny rear courtyard garden.

On the first floor a landing accesses two very spacious, large double bedrooms, one on the front and one on the back and a good sized family bathroom, with bath with electric Mira Jump shower over. The property is double glazed with oil fired central heating. To the rear there is a private low maintenance courtyard garden with raised decked terrace, a concealed oil tank, raised flowerbeds plus a useful garden implement shed.

**All in all, a lovely well presented character cottage with private off-road parking, easy to maintain rear courtyard garden, vacant and ready for immediate occupation, no onward chain. Early viewing whole heartedly recommended by the vendor's sole agent.**





## **LOCATION**

Gillyvean is found midway up Goonown which leads out from the centre of the thriving coastal village of St Agnes, just a short walk from pubs, shops and restaurants. 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 businesses. When you add in to the equation stunning 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 of being one of the very best villages in Cornwall 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 served with all day to day amenities on hand including a general stores, Boots chemist, a bakers, butchers, fishmongers as well as a fine selection of public houses and restaurants. Gift and surf shops together with local schooling and a doctors surgery. St Agnes sits above Trevaunance Cove to the north and Chapel Porth to the west, both fantastic beaches popular with surfers, a particular benefit and one of the main attractions of St Agnes is 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 for the county and has an enviable reputation for excellent shopping, restaurants and



recreational and sporting facilities which include the cultural hub of the Hall for Cornwall theatre which has just undergone a multi million pound refit.

On the side of Truro, closer to St Agnes there are two out of city 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 being just a few miles from St Agnes. There is also a mainline railway station at Truro, on the intercity line from London to Penzance. 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)**

From gravelled parking area a pathway leads to half double glazed door into:-

#### **ENTRANCE PORCH**

Double glazed windows on three sides, tiled flooring, half glazed door into:-

#### **SITTING ROOM – 15'8" x 12'10"**

With staircase ascending to first floor, double glazed window to front, feature brick fire surround with slate hearth and slate mantle, alcove shelving, beamed ceiling, understairs cupboard, smoke detector, high level cupboard housing fuse box and electricity meter access into:-

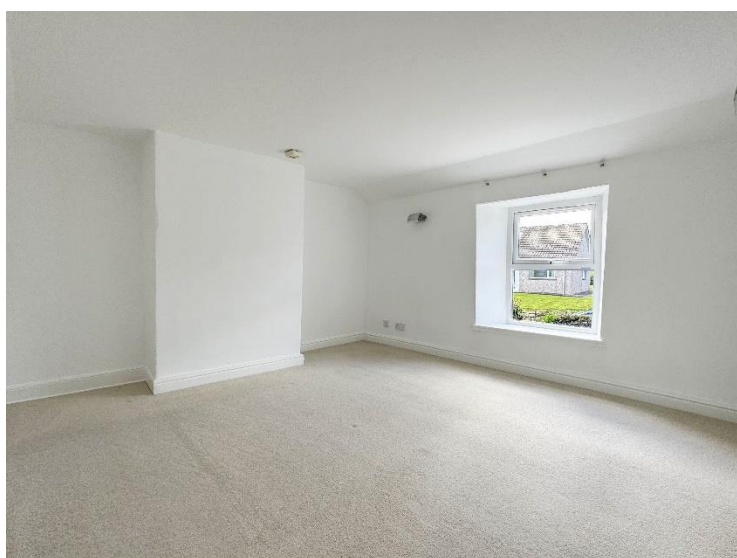


**KITCHEN / DINING ROOM – 16' x 14'2"** Half double glazed door and double glazed window overlooking and opening out onto rear courtyard garden, fitted on three sides with a comprehensive range of base and eye level cupboards with melamine stone effect worksurface. Subway tiled splashback, stainless steel sink and drainer unit with swan neck mixer tap, Hotpoint double oven and grill with four ring hob over and extractor fan, radiator, directional halogen downlights, Grant oil fired central heating boiler, wood laminate flooring.

### **FIRST FLOOR**

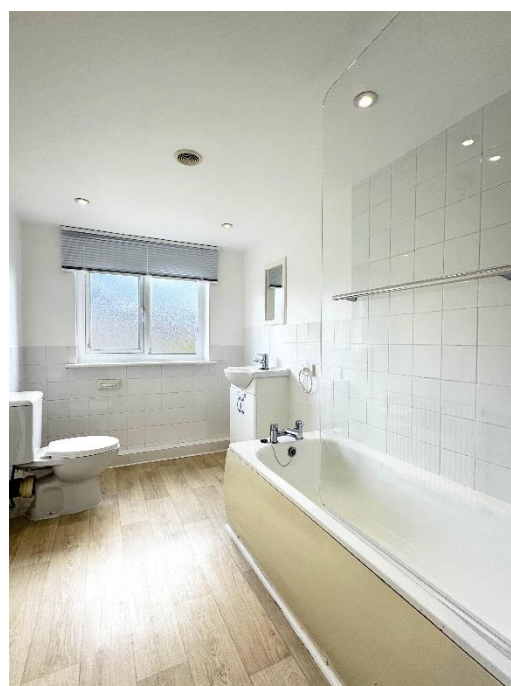
**LANDING** Inset LED downlights, loft hatch, doors into:-

**PRINCIPAL BEDROOM – 13'5" x 11'9"** Double glazed window over front with views to countryside beyond, radiator, smoke detector, cupboard with slatted shelving.



**BEDROOM 2 – 12'6" x 12'5"** Double glazed window overlooking rear garden, radiator.

**FAMILY BATHROOM** Fitted with white sanitaryware including low flush wc, base mounted cabinet with wash hand basin and chrome mixer tap over, bath with chrome mixer tap and additional Mira Jump electric shower and glazed shower screen, tiled to dado level on three sides, radiator, inset LED downlights, extractor fan, obscured double glazed window to rear, wood effect laminate flooring.



### **OUTSIDE**

Coming in off Goonown, there is a large gravelled parking area for 2-3 cars, gravelled pathway leads to gated access into rear garden.



The rear garden is fully enclosed with raised decked terrace with raised flowerbeds and borders, oil tank, timber garden shed, ornamental bamboo, camellias, buddleja, ferns. Outside water tap.



### **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 0UY.

**SERVICES** Mains water, drainage and electricity. Oil fired central heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

**DIRECTIONS** From the centre of St Agnes village outside The Taphouse, proceed up the hill in the direction of Perranporth, turning right into Peterville and following this lane into Rosemundy. Where the road splits, turn left up Goonown and proceed along this road for 400 metres where Gillyvean will be found on the left hand side identifiable by the Lillicrap Chilcott for sale board.

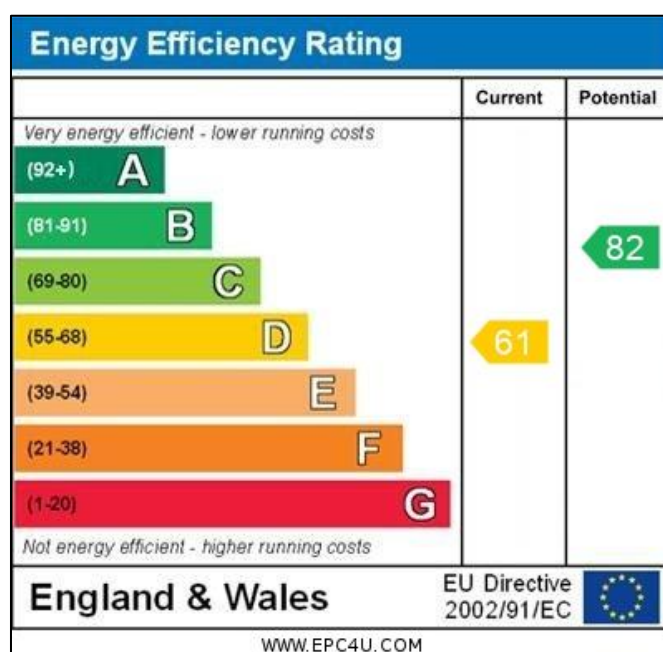
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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.

**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.**

## Goonown, St. Agnes

Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale

