



3 White Walls Cottage

3 White Walls Cottage, Mithian, St. Agnes, TR5 0QF



St Agnes 1.6 miles Perranporth 3 miles
Truro 7 miles

An opportunity to purchase a delightful grade II listed thatched cottage in fantastic condition.

- Grade II Listed 1 Bedroom Cottage
- Recently Re-thatched
- Courtyard Garden
- Top Rated on Airbnb
- Popular Village Location
- Proximity to Footpaths and Beaches
- Freehold
- Council Tax Band B

Guide Price £285,000

SITUATION

The Property is situated in the heart of the popular rural village of Mithian located between Truro and the scenic north Cornish coastline. Mithian is reputed to be one of the oldest villages in Cornwall and home to a delightful cluster of thatched cottages together with the 15th century Miners Arms. Surrounded by delightful countryside with a number of lovely walks, this idyllic village is only two miles from the historic coastal village of St Agnes which offers a range of local amenities together with the renowned surfing beach at Trevaunance Cove. St Agnes is also an excellent starting point to enjoy the fabulous walks along the South West Coastal Path.

St Agnes itself is a picturesque and sought-after village whilst the Cathedral City of Truro is approximately seven and a half miles distance and forms the commercial heart of the county being a vibrant shopping hub with many national and local retailers represented. There is also a variety of established local schools, indoor and outdoor markets, cobbled streets and alleyways which give this city its unique character.

The station at Truro is on the main London Paddington line and further along the north Cornish coast is Newquay Airport which has several daily flights to a number of destinations.

DESCRIPTION

Situated amidst one of Cornwall's conservation areas and built around 1730, 3 Whitewalls is constructed of cob walls and wheat thatch. The quaint accommodation was extended in 1993 to create a delightful kitchen and shower room. The property has over recent years been used as a lock up and leave holiday cottage generating good holiday income.

When the current owners bought the property, they embarked on a full renovation journey and have turned this amazing space into one of the highest rated Airbnb's in the country. They have also recently had the whole property rethatched meaning that this offering will be handed over in the best possible condition for the next owners to enjoy without worrying.

Downstairs the property has a kitchen with wooden worksurfaces, oven, hob and Belfast sink. Shower room which is fully tiled and has an electric shower, toilet and bespoke copper sink and taps together with underfloor heating. The sitting room has a stone-faced open fire place, wooden beams in the ceiling, storage cupboard and stairs rising to first floor. Upstairs is a bedroom, dual aspect windows and storage.

OUTSIDE

The property is approached through a latched gate into a small courtyard area with attractive seating and raised flower bed with outside tap.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

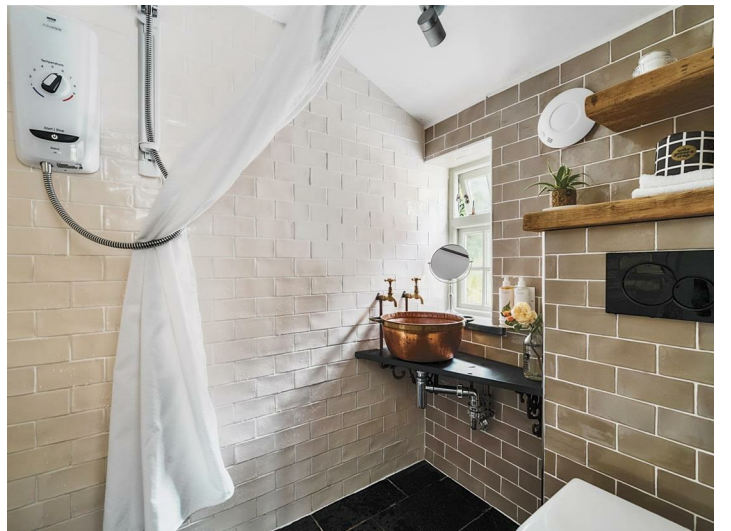
SERVICES

Mains electricity and water. Shared private drainage via septic tank in a neighbour's garden.

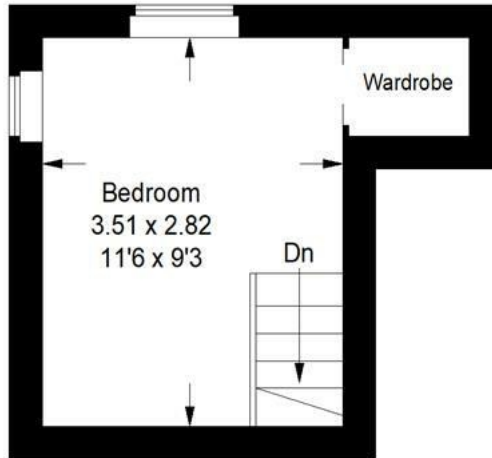
Broadband speed up to 71 Mbps. Mobile coverage indoors – EE, Three & Vodafone limited, O2 Likely. Mobile coverage outdoors – EE, Three, Vodafone and O2 likely.

DIRECTIONS

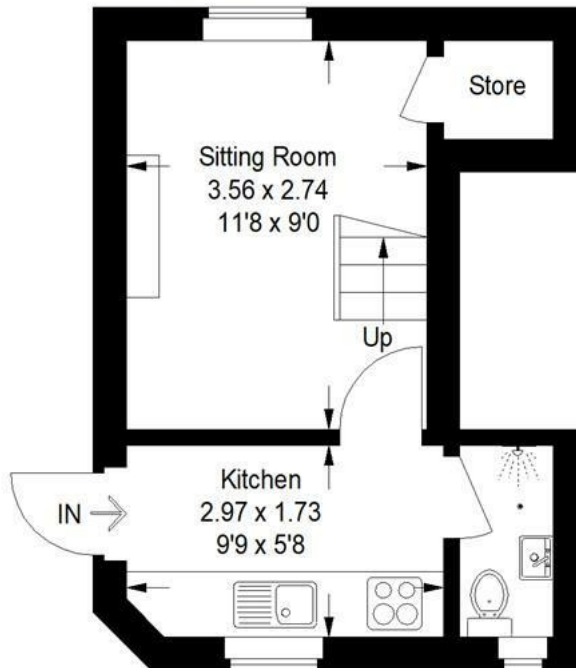
Leave St Agnes on the B3285, continue for 1 mile to Barkla Shop and take the right turn to Mithian. After just 500 meters the property will be on your right and parking is available on street.



Approximate Gross Internal Area
28.9 sq m / 311 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2024 (ID1117533)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(60-67) C	(45-55) D
(82-84) G	(65-69) D	(51-59) E	(35-39) F
(35-40) F	(21-24) G		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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