



Mithian Downs, St. Agnes

£800,000



- Large Garden And Double Garage
- Three Bedroom Bungalow
- One Bedroom Annexe
- Well Presented

With four bedroom accommodation split between a generous three bedroom bungalow and a one bedroom annexe, 'Garthlea' also boasts plentiful driveway parking, a double garage and a generous garden to the side. This ideal family home, also has planning permission to extend (Planning Number : PA22/06000).

Having been well cared for by our clients and updated in areas, this versatile property is offered to the market in great order throughout. In summary, the main residence provides a useful and welcoming entrance hall – with WC and storage opportunities, An updated and well equipped kitchen, dining / living areas, three bedrooms and a family bathroom.

The Annexe, which is ideal for those with a large family or dependent relative has been finished to standards matching those of the main dwelling and has a light, open plan kitchen / living space , a shower room and bedroom; complete with an underfloor heating system. Not being adjoined to the main bungalow, the annexe has its own external access and a section of garden with a good degree of privacy. Planning was granted in 2019 (now lapsed) to extend the annexe into two bedroom accommodation with a rear balcony. The second floor, if completed, would enjoy countryside views and views towards St Agnes Beacon.

As mentioned, the main garden is extensive – perfect for a large family, and is predominantly laid to lawn. We understand the plot in its entirety is in the region of half an acre. There is also further outside space immediately behind the property (Approx. 168m2) that our clients purchased - which will be included within the sale. The property is complete with a double garage / workshop.

To really appreciate all that is on offer, a viewing comes highly recommended.





INFORMATION

Tenure - Freehold

Broadband : Standard – 18mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR50PY&uprn=10001212906>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone – Possibly Others (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR50PY&uprn=10001212906>)

Council Tax – Band D – (Source <https://www.tax.service.gov.uk/check-council-tax-band/property/109924185>)

The land has not been measured and any reference to sizing is purely a guide. Buyers are expected to make their own investigations.

We understand the annexe is for use only connected to the main dwelling.

Mains Electric. Mains Water with Private Drainage

The property has oil fired heating

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ACCOMMODATION





ENTRANCE HALLWAY
5'7" x 11'4"

WC

KITCHEN
11'6" x 11'6"

DINING ROOM
12'6" x 12'0"

LIVING ROOM
16'9" x 11'9"

HALLWAY

BATHROOM
8'1" x 8'0"

BEDROOM
12'10" x 14'1"

BEDROOM
8'4" x 8'1"

BEDROOM
11'8" x 11'9"

ANNEXE - KITCHEN AND LIVING ROOM
11'1" x 20'2"

SHOWER ROOM
4'5" x 8'1"

BEDROOM
10'9" x 10'4"





Energy Efficiency Rating	
Current	Potential
	83
47	

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁰⁰

1454.49 ft²

135.13 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



GARTHLEA

Yale