



Cavallino

Wheal Butson Road | | St. Agnes | TR5 0PW

Offers In Excess Of £695,000



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This large mid 80's detached bungalow offers 3/4 bedroom accommodation with 2 bath/shower rooms, very spacious lounge/dining area, kitchen/diner, utility room and conservatory. The property has modern E.7. electric heating, double glazing and revenue-earning photovoltaic panels. It sits within a large plot having mature south facing private rear garden and far-reaching rural views to the front. There is extensive parking and a detached double garage. There is scope to extend or add an annexe in the rear garden. subject to planning permission. EPC C69

There is an external chimney should any buyer wish to fit a wood burner, and there are high heat retention Quantum night store heaters. New owners will benefit from an annual cash grant of over £2000 per annum for a remaining term of 14 years. A large floored loft space may also provide opportunities to extend.

- Rural views
- Photo Voltaic panels
- Double garage
- South facing rear garden
- 3/4 bedrooms
- EPc C69

LOCATION

Wheal Butson is found on the south eastern side of St Agnes and about a mile from the village centre. By car or on foot, there is direct access via Goonown which leads down into the heart of the village and for the more adventurous there are numerous country walks and of course the miles of beautiful coastal pathways that make this part of Cornwall so desirable.

St Agnes is a picturesque village situated on the spectacular North coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is famed for its Beacon, mining heritage and captivating coastal scenery.

The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops, doctors, dentists and veterinary practices along with an excellent primary school and an array of cafes, bars and bistros. There are many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

The popular surfing and bathing beaches of Trevaunance Cove, Chapel Porth, Porthtown and Perranporth are all within 5 miles and benefit from seasonal lifeguard cover.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.





HALL

Wood effect flooring. Cloaks/linen cupboard

LOUNGE DINER

LOUNGE AREA

17'3" x 15'8" (5.27 x 4.77)

Rural views to the front.

DINING AREA

11'8" x 9'10" (3.55 x 3.0)

Sliding doors to

CONSERVATORY

11'11" x 8'2" (3.63 x 2.5)

Tiled floor, doors to south facing garden

KITCHEN

14'3" x 9'6" (4.35 x 2.90)

Plus recess and pantry. Integrated hob. double oven, stainless steel hood, space for fridge/freezer and tiled floor.

UTILITY CUPBOARD

DRESSING ROOM

10'5" x 9'11" (3.18 x 3.03)

This a walk through room to access another bedroom but could be used as a study, bedroom

BEDROOM

15'5" x 8'10" (4.7 x 2.7)

BEDROOM

12'4" x 8'0" (3.75 x 2.45)

BEDROOM

11'4" x 10'10" (3.45 x 3.3)

ENSUITE

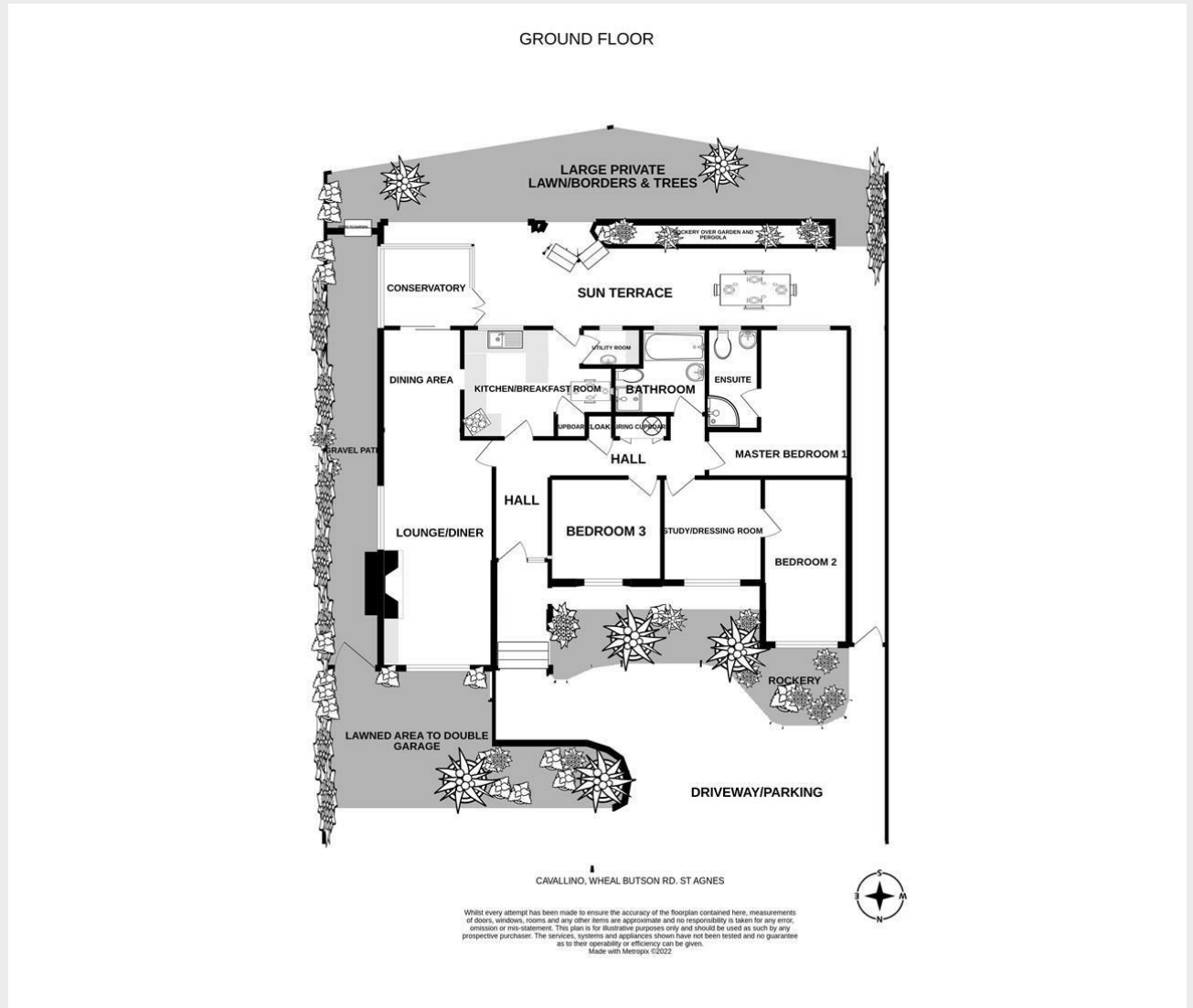
7'10" x 5'5" (2.4 x 1.65)

Corner shower unit, w.c.pedestal basin, chrome towel rail.

BATHROOM

8'11" m x 7'3" (2.72 m x 2.2)

maximum measurement. Pedestal basin, bath, shower cubicle, chrome towel rail



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 192-210kWh A (11-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	86	 92 plus A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO2 emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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