



Mithian, St. Agnes

Guide Price £850,000

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Mithian, St. Agnes

Idyllically positioned at the end of an unmade lane, Millpool Farm represents a rare opportunity for one fortunate purchaser to buy a three-bedroom residence, complete with barn, garage and approximately 5 acres – all in a quiet setting. The enclosures of land are split into 3. With one behind, the other two are a short walk away at the front, accessible via a bridleway / footpath. The land enjoys easily defined borders with one sloping and another offering a lake – the generous outside spaces would suit a variety of uses. The block-built barn is open plan on the first floor, while the ground floor has a of range pens, Ideal for small stabling. The property itself, offers sitting / living rooms to the ground floor, along with a dining area and kitchen / breakfast room. The accommodation on the ground floor is complete with a pantry, shower room and additional bathroom. On the first floor you will find the three bedrooms. While this property has been well loved and cared





INFORMATION

Tenure - Freehold DIRECTIONS - DO NOT use a satnav as it may take you into a closed lane. Please call us for directions. Mains water, Private Drainage. The land has not been measured and any reference to acreage is for guidance purposes only. Buyers are requested to make their own investigations. Broadband : Standard or Superfast - 26mbps download speeds (<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50qa&uprn=10001204610>) Council Tax - Band D - (<https://www.tax.service.gov.uk/check-council-tax-band/property/255952185>) We advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor Consumer Protection from Unfair Trading Regulations 2008. The Agent has 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. The Agent has not had sight of the title plan. Items shown in photographs are NOT included. 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



PANTRY
3.13 x 1.16

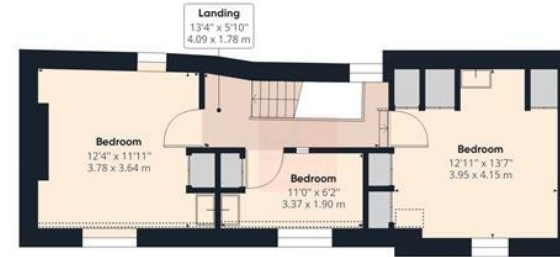
KITCHEN / BREAKFAST ROOM
3.35 x 4.08

DINING ROOM
4.21 x 3.57





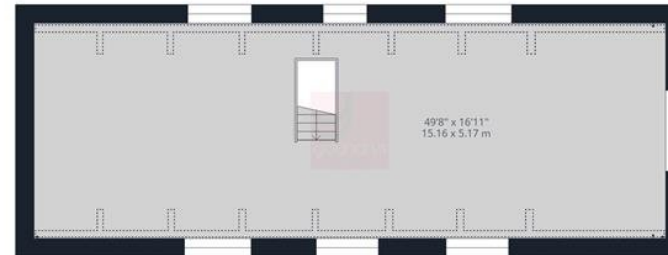
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2950.97 ft²

274.15 m²

Reduced headroom

110.61 ft²

10.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements