



| Trevellas | St. Agnes | TR5 0XU

Price Guide £700,000



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Occupying a wonderful rural position mid way between St Agnes and Perranporth, this generous 5 bedroom (main bedroom with ensuite and walk in wardrobe), detached family home with a double garage (used as a play/hobbies room) and parking along with private garden and rural views towards St Agnes Beacon.





Rose Cottage is a detached cottage that has been extended over the years and now provides a 5 bedroom detached family home, with 2 bathrooms and separate ground floor shower room. The extensive living accommodation comprises a living/dining room with wood burning stove, large garden room, well appointed kitchen with breakfast table, utility room and further reception currently used as a music room. The property comes with double glazing, oil central heating and LPG connection for cooking, There are several garden areas including a private walled lawn area and at the end a re-wilded garden section previously used as a vegetable garden. The detached double garage is insulated and is currently used as a large play/hobbies room, but could easily be reinstated.

Enjoying a delightful rural location the property is accessed via an unmade lane.

Location

Trevellas is a small hamlet located on the north coast of Cornwall, just minutes away from the popular coastal destinations of St Agnes and Perranporth. The village has easy access to a range of fantastic beaches, making it the perfect location for those looking for a relaxed and peaceful lifestyle by the sea. The property is conveniently located near the excellent Mithian Primary School, ideal for families looking for a quality education for their children. The village is surrounded by beautiful countryside and offers a range of outdoor activities, including hiking, cycling, and surfing. The nearby South West Coast Path provides breathtaking views and endless opportunities for adventure.

The Cathedral City of Truro approximately 9 miles to the east, offers a comprehensive range of shopping, schooling, banking and recreational facilities along with excellent rail links to London Paddington. Newquay Airport further along the North Coast offers daily flights to several national and international destinations.



Porch

Hall

Stairs to first floor

Shower Room

Living/Dining Room

26'9" x 11'9" (8.16m x 3.59m)

Garden Room

20'11" x 9'7" (6.38m x 2.94)

Kitchen

15'8" x 9'8" (4.79m x 2.97m)

with integrated dishwasher, space for range cooker with LPG connection.

Utility Room

15'6" x 5'0" (4.73m x 1.53m)

Reception/Music Room

15'7" x 12'4" (4.76m x 3.76m)

Landing

Main Bedroom

17'4" x 10'8" (5.30m x 3.26m)

With walk in wardrobe.

Ensuite

Bedroom

9'8" x 9'6" (2.95m x 2.92m)

Bedroom

11'10" x 9'8" (3.63m x 2.95m)

Bedroom

21'9" x 8'5" (6.63m x 2.58m)

Bedroom

8'8" x 8'0" (2.65m x 2.44m)

Bathroom

9'6" x 5'10" (2.91m x 1.78m)

Garage

19'6" x 19'0" (5.95m x 5.8m)

partially converted, insulated, with ceiling, and storage above, access from garden and currently used as a hobby room and easily reverted to a garage if preferred.

Information

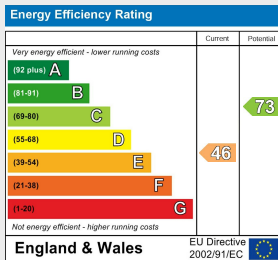
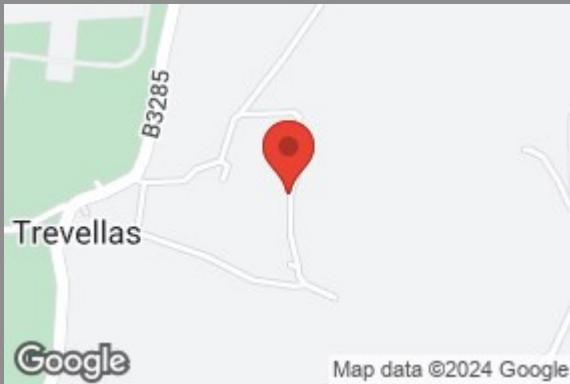
Tenure Freehold

Council Tax Band F

EPC: E46

Broadband: Ultrafast available (Ofcom Checker)





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