



# Peterville House

Water Lane | | St. Agnes | TR5 0QZ

**Price Guide £1,000,000**





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- Stunning period house
- Central Village position
- Large garage and parking
- Council tax band E
- Attached 2 bedroom annexe
- Walking distance to the sea
- EPC D59
- PV Panels

Peterville House, along with the two bedroom annexe, has been tastefully modernised and updated in recent years. Improvements include the installation of solar panelling (which are owned outright). The main house offers wonderful 4 bedroom accommodation with delightful walled garden. The property is located at the heart of the village and ideally located for the village amenities and also a half mile walk down to the sea at Trevaunance Cove.







### Location

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, Porthtowan 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. A mainline rail link can be found at the cathedral city of Truro some 8 miles distant which as one would expect of the major county town has a full range of retail, recreational and educational facilities. Newquay airport with its regular flights to London, various parts of the UK and some European destinations is approximately 18 miles distant.

### Peterville House

Comprises spacious, four bedroom, versatile accommodation set over two floors, with a workshop, large integral garage and driveway parking for three cars. To the rear of the residence there is a generous conservatory, looking out towards the garden. Although predominantly laid to lawn, the gardens are well stocked, fully enclosed, with an array of mature shrubs and plants. From here you can access the kitchen/dining room complete with a log burner. From the dining area you can access the first floor, kitchen, and sitting room through to the living space. All elegantly finished, the sitting room and living space also offer log burners and make comfortable, spacious areas to relax. The kitchen / Breakfast Room offers a range of base, wall and drawer units with an integrated oven / hob and dishwasher. The ground floor accommodation also offers a workshop / utility room and a WC. On the first floor there are four bedrooms, two of which have shower ensembles and the family bathroom.

### Hallway

#### Cloakroom

4'11" x 4'8" (1.51m x 1.44m)

#### Utility Room

19'0" x 9'0" (5.80m x 2.75m)

#### Kitchen/dining Room

23'1" x 19'10" (7.05m x 6.05m)

#### Conservatory

13'7" x 9'9" (4.15m x 2.99m)

#### Living Room

14'6" x 12'2" (4.44m x 3.71m)







### Lounge

22'1" x 15'8" (6.75m x 4.79m)

### Landing

### Main Bedroom

17'7" x 13'2" (5.37m x 4.02)

### Ensuite

10'1" x 6'0" (3.09m x 1.85m)

### Bedroom

12'5" x 8'5" (3.80m x 2.58m)

### Bedroom

12'2" x 11'0" (3.72m x 3.37m)

### Bedroom

13'10" x 11'1" (4.24m x 3.40m)

### Ensuite

6'10" x 4'0" (2.10m x 1.24m)

### Family bathroom

10'4" x 8'5" (3.17m x 2.59m)

### Annexe

This additional accommodation offers two double bedrooms, a shower room and a open plan Kitchen / Living Room. The kitchen is well equipped with an integrated oven/ hob and fridge. Although having been holiday let successfully in the past, more lately a permanent tenant has been in residence, and this accommodation could be incorporated back into the main residence to suit a larger family if required.

### Kitchen/Living Room

19'9" x 12'5" (6.04m x 3.79m)

### Bedroom

9'3" x 9'1" (2.84m x 2.79m)

### Bedroom

9'3" x 10'3" (2.84m x 3.13m)

### Large garage

With driveway parking in front.

### Information

Tenure: Freehold

EPC: D59

Council tax band; E

The property has "owned" PV panels and battery storage, solar thermal hot water and oil central heating.

Broadband: Superfast is available. (Ofcom Checker)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.


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.

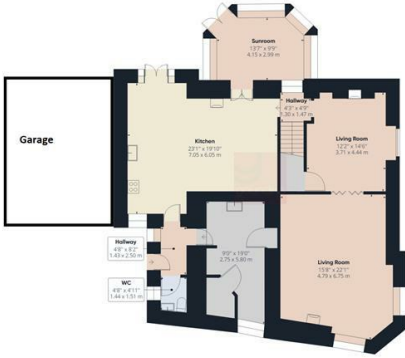
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. 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.






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		72
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**  
 2722.38 ft<sup>2</sup>  
 252.92 m<sup>2</sup>

(1) 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.

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