



Paradise Farm

| Trevellas | St. Agnes | TR5 0XZ

£995,000



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Paradise Farm offers a wonderful opportunity to acquire a truly adaptable property that offers extensive accommodation with chance to enhance the offering. Currently used as two dwellings, one side is a delightfully presented 3 bedroom, 2 bathroom property that has been successfully holiday and residentially let in recent years. The other side provides a large family home with sitting room, large dining room, kitchen and utility room. There are 5 bedrooms and 2 bathrooms arranged over the 2 floors. This side does require some cosmetic attention.

Outside there are generous garden areas around the property including a double length garage, extensive parking and a static caravan that may offer development possibilities (subject to planning permission). Accessible by foot to the rear is an additional gently sloping field of around 4.75 acres with field shelter. In all there is around 6.2 acres in total. NOTE: a public footpath runs through the centre of the property.

- Currently used as 2 dwellings
- 5 bedroom main home
- 3 bedroom letting property or annexe
- Suit multi generational living
- 4.75 Acre field (6.2 acres in all)
- EPC D62
- Council tax band F

Location

Located between St Agnes and Perranporth at Trevellas, The property is ideally located for Mithian Primary School and the Miners Arms at Mithian. The facilities and renowned beach at Perranporth are about 1.5 miles distant as is the picturesque village of St Agnes with its popular coves. Both Perranporth and St Agnes offer extensive facilities with shops, cafes, restaurants post office facilities and primary schooling to name but a few!

Information.

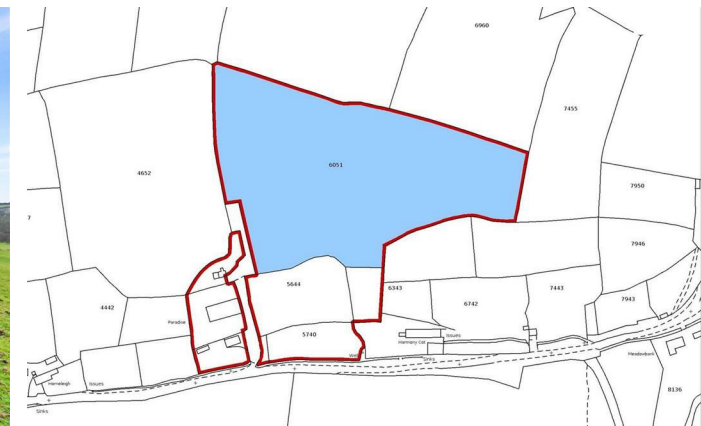
Tenure: Freehold

Council Tax Band: F

EPC: D62

Broadband Availability: Ultrafast 1000 Mbps 220 Mbps (Ofcom checker)

NOTE: A public footpath crosses the property





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.

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






Ground Floor



Floor 1

Approximate total area⁽¹⁾

3837.72 ft²
356.54 m²

Reduced headroom

291.2 ft²
27.05 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.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(192-208) A		(92 plus) A	
(111-191) B		(81-91) B	
(69-110) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<small>Not energy efficient - higher running costs</small>		<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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