



Fairview farm, Mithian Downs, St. Agnes

Guide Price £1,500,000

## Fairview farm, Mithian Downs, St. Agnes

An impressive collection of properties set in over 4 acres in a delightful rural position with excellent access to St Agnes and the north Cornish coast as well as the A30. There are 2 residential homes that comprise a 4 bedroom semi detached house and the other half being a 3 bedroom home. Both are very well presented with oil central heating.









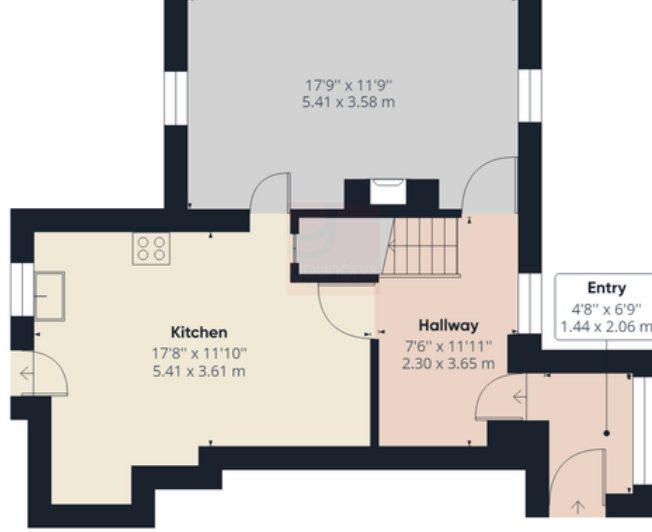




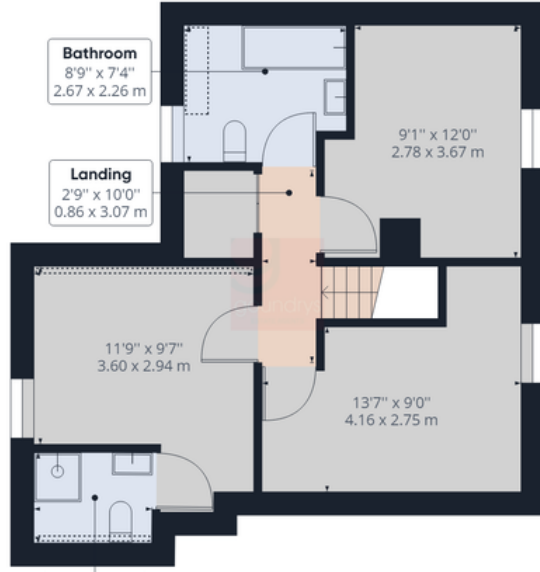
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		72
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	25	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor



Approximate total area<sup>(1)</sup>

1081.57 ft<sup>2</sup>  
100.48 m<sup>2</sup>

Reduced headroom

11.66 ft<sup>2</sup>  
1.08 m<sup>2</sup>

(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 and to scale. This floor plan is for guidance only.

ST AGNES

6 Churchtown, St Agnes, Cornwall, TR5 0QW

01872 552560 - Sales

01872 278306 - Lettings

www.goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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