



The Porthvean, Churchtown, St Agnes





About 'The Porthvean'

The Porthvean, Churchtown, St Agnes, TR5 0QP

Located in Churchtown at the very heart of one of the most popular villages in Cornwall, is this large Grade II listed home which offers a variety of opportunities. This prominent house is located in the centre of St Agnes, a thriving north coast village and offers possibilities as a family home, holiday business, or the potential to return it to its former use as a guest house/restaurant (subject to planning consents).

The property, which has recently had some refurbishment and redecoration, is registered as a domestic dwelling and is currently used as a large holiday let, with an additional and separate two-bedroomed cottage holiday let at the rear.

Accommodation

The main house has seven bedrooms (six en-suite) along with three welcoming reception rooms and a games room. The interior has been sympathetically designed to the age and character of the house whilst reflecting the light and colours of its coastal location.

When entering the property, the inner hall leads to a large dining room, a sitting room and a comfortable living room. Some of the interior walls have been opened up, exposing the original timber frames and giving a glimpse of the history of the property whilst simultaneously creating a more modern interior.

The ground floor has been tiled throughout for ease of maintenance and a cohesive look. The living room features an open fire with stone chimney breast and slate hearth, and to one side is a bar area for entertaining.

To the rear of the ground floor is a large and airy kitchen/ breakfast room that has recently been refitted.

Over two further floors there are seven bedrooms, six of which are en-suite. The rooms and bathrooms are all well-presented and have character with exposed stone walls, some sash windows and for those to the front of the building, views over the steeple of St. Agnes Parish Church.

Additionally there is a good-sized games room for the children (or big kids!).





Outside

A paved elevated seating area is at the front of the property, in front of which are two parking spaces. At the rear there is further parking for four to five cars along with a generous decked seating area for alfresco dining which is enclosed on three sides.

Pearl Cottage

Pearl Cottage is a separate attached two bedroom cottage which is accessed from the rear of the property. An inner hall leads to a study or a small second bedroom. The master bedroom is at the end of the hall and has a large en-suite bathroom. Upstairs there is an open-plan living area with a sitting room and adjoining kitchen.

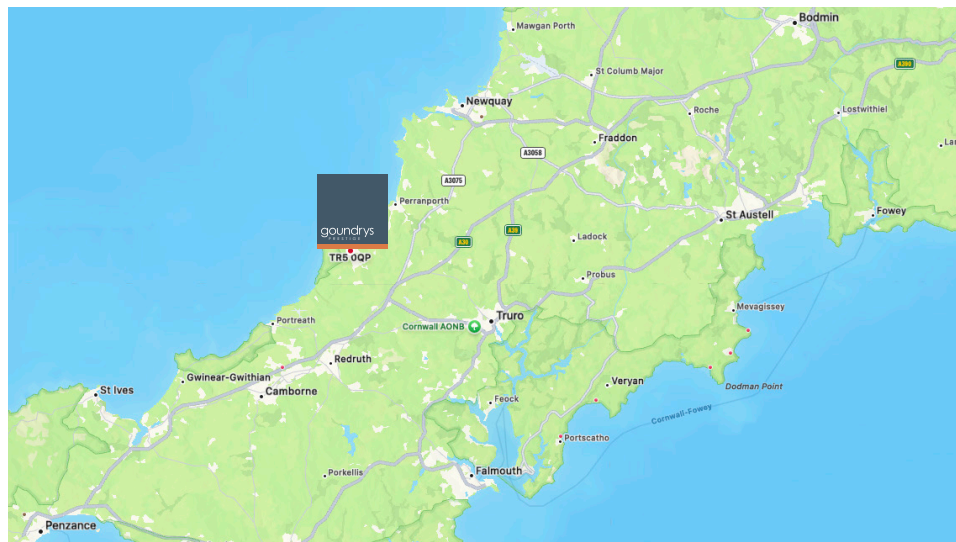
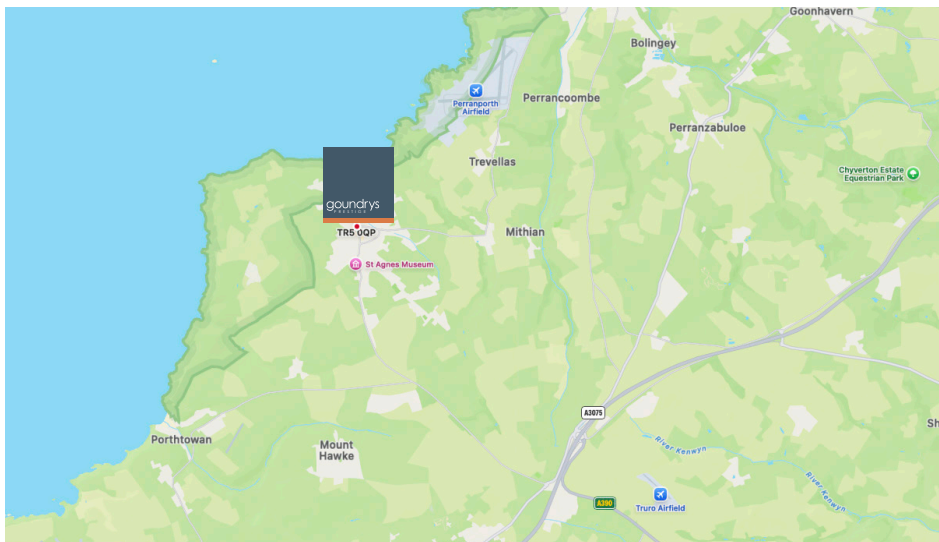
Location

The Porthvean is just a 10 minute walk to the popular Trevaunance Cove with its sandy beach and surf. For the more adventurous there are numerous walks along the stunning coastal paths, or up and over the Beacon with its captivating panoramic views which make this part of Cornwall so spectacular.

St Agnes is fast becoming one of Cornwall's most desirable locations being 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 rugged coastal scenery.

The village is rich in history and has a thriving community all year round, with a comprehensive range of independent shops and local businesses, 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 Chapel Porth, Porthtowan, and Perranporth are all within 5 miles and benefit from seasonal lifeguard cover.





Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Heating: Oil and electric

Boadband: Ultrafast 1800 Mbps 220 Mbps (Ofcom checker)

Directions

From our office at the heart of St Agnes the property is quite literally two doors along on the right as you look from the road.

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.

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