



Rosemundy, St Agnes

St Agnes

£355,000

goundrys

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A charming two-bedroom character cottage nestled in the picturesque and highly sought-after Rosemundy area of St Agnes, this delightful terraced home offers a perfect blend of traditional features and modern comfort.

Set up and away from the road, the property enjoys a sense of privacy and tranquillity, with a front courtyard/patio garden ideal for morning coffee or potted plants, and a rear courtyard garden that enjoys a lovely outlook over open fields—perfect for relaxing or entertaining.

Inside, the accommodation comprises an inviting entrance hallway, a cosy living room complete with woodburning stove and a handy office area, as well as a modern, refitted kitchen/dining room with contemporary fittings and space for family meals.

Upstairs, you'll find two generous double bedrooms and a well-appointed bathroom, offering bright and comfortable living space throughout. The property benefits from electric heating and is presented in good decorative order.

On-street parking is available nearby.

Location

Situated in the ever-popular Rosemundy area of St Agnes, this charming home is within walking distance of the village centre, which offers a superb range of local shops, cafés, pubs, and amenities. The stunning beaches and coastal paths of the North Cornwall coast are also close by, making this an ideal location for lovers of the outdoors.

St Agnes is a vibrant and welcoming community, popular with both locals and those relocating for the lifestyle. With excellent transport links and easy access to Truro and beyond, this is a rare opportunity to own a character cottage in one of Cornwall's most desirable locations.

Information

Tenure - Freehold

Broadband : Standard to Ultrafast 15mbps to 1800mbps





Information

Tenure - Freehold

Broadband : Standard to Ultrafast 15mbps to 1800mbps download speeds (Source OFCOM)
Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2 & Vodafone (Limited)

Council Tax – Band B We understand the property has Mains Electric, mains water, mains drainage with electric heating.

Planning in principle has been granted on the land beyond the rear garden of Croft Cottage for the erection of a minimum of 4 and maximum of 5 dwellings under planning reference PA25/01560 on the 31st July 2025. Full details can be viewed on the Cornwall Council Planning Portal quoting this reference.

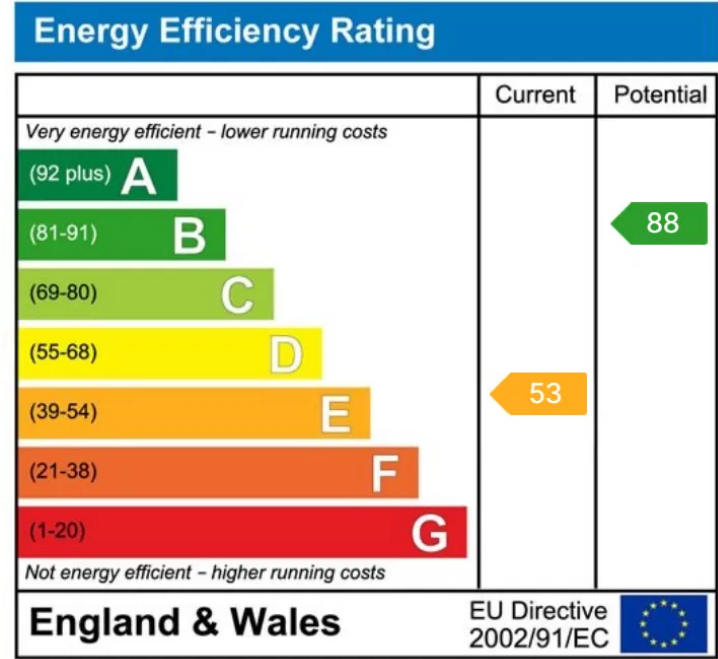
Consumer Protection from Unfair Trading Regulations 2008.

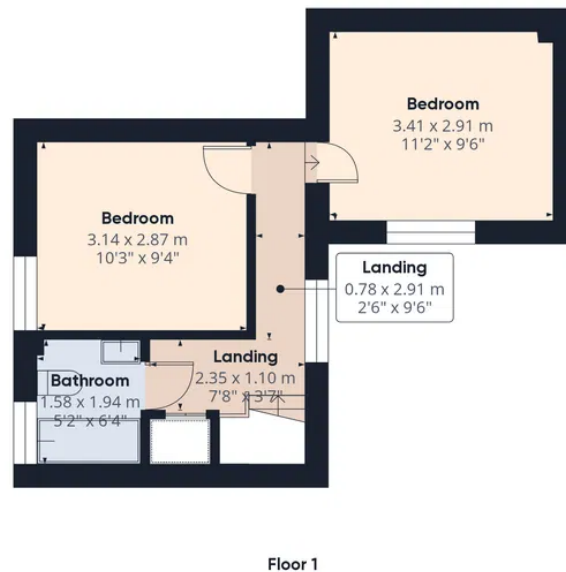
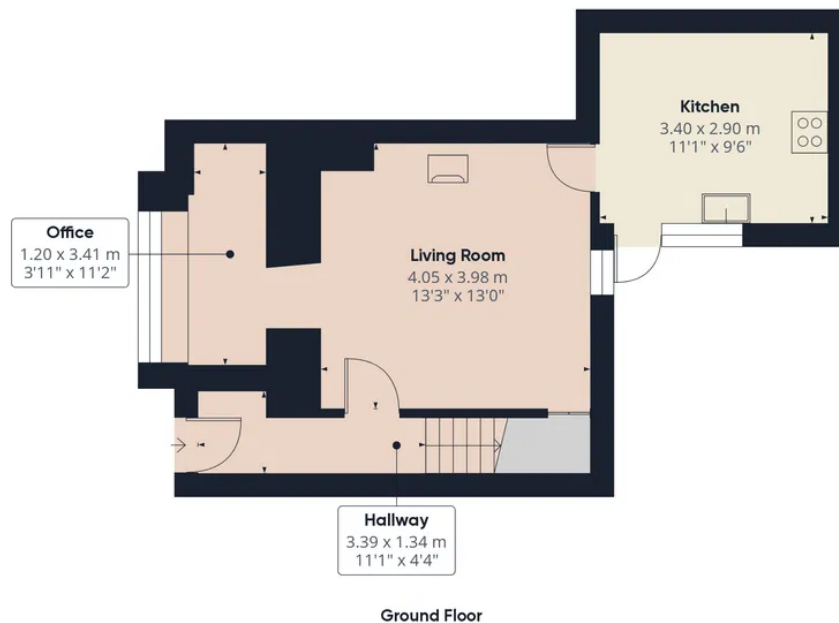
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Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. 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.









Approximate total area⁽¹⁾
65.08 m²
700.52 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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