



West Polberro, St Agnes- Stunning detached home
St. Agnes

Guide Price

£775,000

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PRESTIGE

Tenure: Freehold

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 1

Located in the highly sought-after West Polperro area of St Agnes, this beautiful modern detached four-bedroom home offers stylish living, generous accommodation, and an enviable position within this popular coastal village. Offered to the market with no onward chain.

The property is entered via a welcoming entrance hallway, with a contemporary ground floor shower room and a useful utility room. At the heart of the home is a fabulous open-plan living/kitchen/dining room, a light and sociable space ideal for modern family life and entertaining. The kitchen is fitted with sleek modern units and solid worktops, while the living area features a wood-burning stove and patio doors opening onto a raised deck – the perfect spot for indoor-outdoor living.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from its own stylish en suite shower room and dressing area. A modern family bathroom serves the remaining bedrooms.

Externally, the property offers off-road parking for multiple vehicles, along with a delightful enclosed rear garden featuring a lawn and raised decked area, providing a private space to relax and entertain.

Comfort is assured with air source underfloor heating, ensuring efficiency and a warm, welcoming home throughout.

The property is currently operated as a successful holiday let and is a superb opportunity to acquire a modern, high-quality family home, investment property or coastal retreat in one of Cornwall's most desirable coastal locations.

Location

The property is situated in West Polperro, St Agnes, a highly desirable area within one of Cornwall's most sought-after coastal villages. St Agnes offers a wide range of amenities including independent shops, cafés, pubs, restaurants, and a primary school, along with a vibrant local community. The property is just a short distance from the stunning beach at Trevaunance Cove, popular with families and surfers alike, and the surrounding countryside and coastal paths provide access to some of the most picturesque scenery in Cornwall. Convenient transport links also make Truro and the A30 easily accessible.





Information

Tenure: Freehold

There is an estate management charge of approximately £500 per year.

The property has 5 years of its ICW structural warranty remaining. Council Tax Band: TBC (currently on business rates) (Source: Cornwall Council Tax Band Checker). Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.. Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Air Source Underfloor

Water Supply: Mains

Sewage: Private

Electricity: Mains

EPC: 88 (B) – Certificate valid until 9 August 2030

Broadband: Superfast 17-1800 mbps

Mobile Signal: Indoor: Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

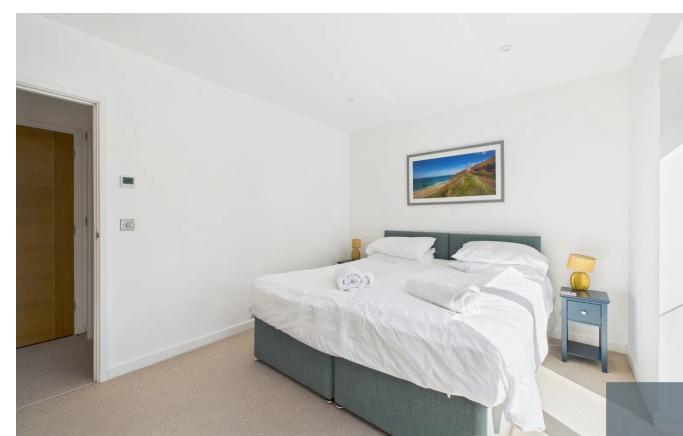
For further material information, please see the relevant section(s) provided by this website.

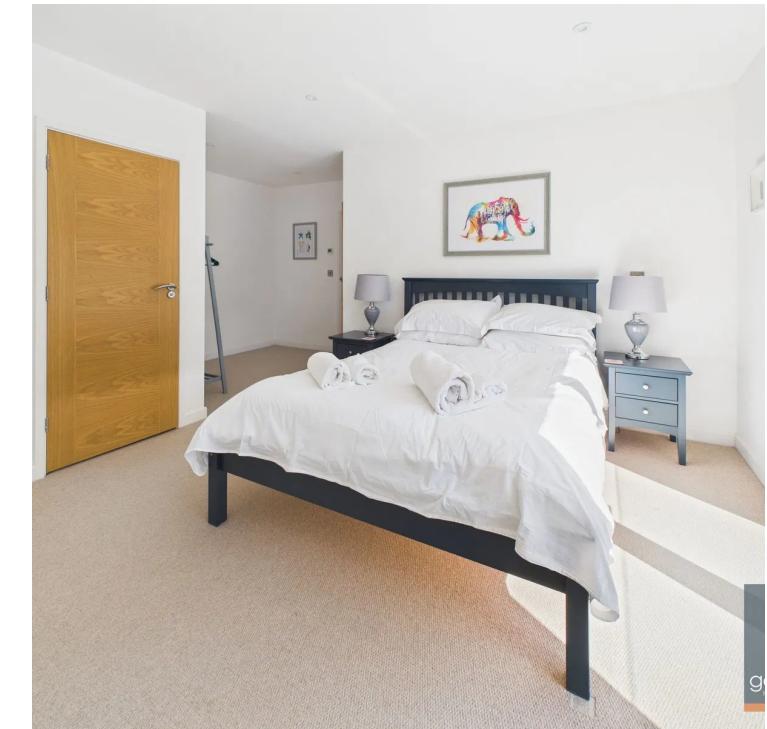
The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by







St Agnes

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