



Two Bedroom Attached Holiday Let
Three Bedrooms And Three Receptions
Council Tax Band F
Full Of Character

The Round House, Mithian, St. Agnes, TR5 0QF

Guide Price £750,000

A wonderful and unique period property located at the heart of this popular village. The property comprises a magnificent main 3 bedroom house with large living space and stunning "round" vaulted sitting room. Attached is a beautifully refurbished 2 bedroom cottage presently used as a holiday let but equally suitable for independent family member living. There is parking, garage, recently fitted garden room and delightful walled gardens.



Property Description

PROPERTY DESCRIPTION

This elegant residence is packed full of character and has history steeped within its walls. Currently set up as a three-bedroom property with an adjoining two-bedroom cottage, it could easily be used as one large family home.

The Round House, offers its bedroom accommodation on the ground floor, along with a bathroom / utility and shower room. The first floor gives access to the stunning, vaulted, semi-circular 'round room'. This room is flooded with natural light, has original beams in place and a feature log burner. Perfect for cosy winter nights yet spacious enough to accommodate a large family.

The first floor also has a sitting room which is semi open plan to a dining room, separated by a doubled sided log burner, giving a cosy ambience to its generous proportions.

The kitchen offers a range of base and wall units, along with an integrated oven / hob. The kitchen also allows further space for a fridge freezer and dishwasher.

This room has an interconnecting door to "Skyber Byghan", an extensively refurbished property which has been holiday let in recent years.

The accommodation on offer here is reverse level. The first floor offers a light kitchen / diner, along with a living room complete with log burner and utility cupboard. The ground floor has two bedrooms and a shower room.

Although this charming cottage has been successfully holiday let, with many return visitors, it would equally suit those looking to support a dependent relative.

Externally 'The Round House' offers front and rear





gardens, driveway parking, a garage and a recently fitted, garden room. The Garden Room is flooded with natural light. This space has been beautifully finished, complete with hand wash basin, storage units and log burner. This room would be perfect for those who need office space / working space from home.

The gardens have an array of mature shrubs and plants and its walled gardens afford a high degree of privacy.

This is a truly unique property situated at the heart of this popular village. To fully appreciate all that is on offer, we recommend an internal inspection at the earliest opportunity.



LOCATION

Mithian is a delightful hamlet served by a thriving local pub and with a very popular primary school located between St Agnes with its extensive local amenities and Perranporth with its renowned sandy beach.

The A30 is accessible at Chiverton Cross (2 miles) and the cathedral city of Truro is approximately 7 miles distant.



ACCOMMODATION

ENTRANCE PORCH

HALLWAY

9' 7" x 6' 2" (2.93m x 1.90m)

BEDROOM ONE

13' 2" x 13' 1" (4.03m x 3.99m)

BEDROOM TWO

13' 3" x 7' 4" (4.06m x 2.26m)

BEDROOM THREE

10' 0" x 8' 6" (3.06m x 2.61m)



BATHROOM AND UTILITY AREA

7' 11" x 6' 7" (2.42m x 2.02m)

SHOWER ROOM

6' 9" x 3' 10" (2.08m x 1.19m)

LANDIN / OPEN PLAN DINING AREA

17' 4" x 16' 4" (5.29m x 4.99m) Including stairwell

SITTING ROOM

16' 5" x 13' 7" (5.02m x 4.15m)

KITCHEN

14' 2" x 11' 10" (4.34m x 3.63m)

THE ROUND ROOM

21' 10" x 21' 7" (6.68m x 6.60m) Maximum measurements - a stunning semi circular room.

SKYBER BYGHAN COTTAGE

ENTRANCE LOBBY

9' 9" x 6' 7" (2.98m x 2.03m)

BEDROOM ONE

12' 5" x 6' 10" (3.80m x 2.09m)

BEDROOM TWO

9' 0" x 3' 3" (2.75m x 1m)

SHOWER ROOM

FIRST FLOOR LANDING

LIVING ROOM

15' 1" x 9' 7" (4.62m x 2.94m)

KITCHEN AREA

14' 4" x 8' 5" (4.39m x 2.58m)

DINING AREA

8' 8" x 8' 0" (2.65m x 2.44m)

DIRECTIONS

Via the A30 Westbound through Cornwall. Take the 3rd exit off Chiverton Cross roundabout and then take the 3rd exit at the second roundabout on to the B3277 signposted St Agnes. After 500 metres turn right signposted Mithian. Continue on this road through the village, past "The Miners Arms" situated on your right. Follow the road around the corner and "The Roundhouse" are situated 50 metres further along on the left.



"DOUBLE CLICK TO INSERT"



GROUND FLOOR
1706 sq.ft. (158.5 sq.m.) approx.



1ST FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA: 2991 sq.ft. (277.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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