







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"  $\times$  21' 7" (6.68m  $\times$  6.60m) Maximum measurements - a stunning semi circular room.

#### SKYBER BYGHAN COTTAGE

ENTRANCE LOBBY 9'9" x6'7" (2.98m x2.03m) BEDROOM ONE 12'5" x6' 10" (3.80m x2.09m) BEDROOM TWO 9'0" x3'3" (2.75m x1m) 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.

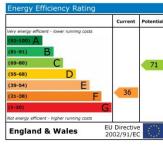


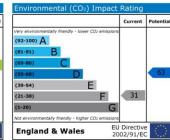
TOTAL FLOOR AREA: 2991 sq.ft. (277.9 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpins contained here, measurements of coors, windows, recent and any other tiems are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicates shown have not been tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

As to their operability or efficiency can be given.





6 Churchtown, St Agnes, Cornwall, TR5 0QW www.goundrys.co.uk 01872 552560 gareth@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 are 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