



**West Polberro, St. Agnes, TR5 0ST**

Guide Price £1,850,000





## About 'West Polberro'

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**Guide price £1,850,000**

This property has been an incredible addition to our Prestige portfolio; located at the end of a lane, this peaceful location allows for immediate pedestrian access onto the coast path to Trevaunance Cove or Chapel Porth. With some of the most captivating sea views on the North coast of Cornwall, you can can dolphin watch by day and enjoy truly expansive night skies, due to the lack of light pollution.

Designed to make the most of its spectacular setting, this beautifully presented reverse-level home maximises natural light and the stunning vistas from every angle. The property boasts an array of luxurious features, including a swimming pool, a wood-fired hot tub, and extensive gardens, creating the perfect retreat for relaxation and outdoor living. The balcony provides a wonderful position from which to eat and enjoy the views, not only along the coast and out to sea, but also towards St Agnes Beacon.

The property boasts a modern light kitchen, stepping down to a vaulted living room with wood burning stove and unrivalled sea views towards Trevoze Head. Across the landing is a second sitting room, that could equally be an office, playroom or additional bedroom, along with a cloakroom/w.c.

There are four double bedrooms, three of which each enjoy the spectacular sea views over the garden. The master bedroom is dual aspect, really making the most of the location. The en-suite shower room has a large walk-in shower and a cleverly placed window to peek out to sea. There is a wonderful family bathroom with separate shower and a free standing bath, again positioned to enjoy the view.

The ground floor, which in itself is split level, has a wonderful entrance with slate floor and a practical boot/utility room. A separate one bedroom annexe is currently used as a successful holiday let, but would suit multi-generational living or incorporation into the main property.

The property also benefits from extensive parking as well as generous gardens that wrap around the dwelling.





## Key Features:

This is a rare opportunity to own an incredible coastal home that perfectly blends luxury, comfort, and versatility. We highly recommend viewing to fully appreciate the light and space this unique property offers.

- Potential for additional land and stabling including approximately 5.5 acres, an American barn and an equestrian sand school (available by separate negotiation).
- Oil-fired central heating and double glazing
- Separate one-bedroom annexe
- Detached studio/games room
- Four-bedroom reverse-level accommodation
- Breathtaking North coast views

Broadband: Standard 27 Mbps 2 Mbps (offcom service checker)

Mobile coverage: Indoor limited, outdoor likely (offcom service checker)

Mains: Water and electricity. Private drainage.

Tenure: Freehold

Council tax band: E

EPC: Tbc commissioned



## Location:

St Agnes is a thriving coastal community with an extensive range of independent shops, bars and bistros. There is primary schooling, doctors and dental surgeries, a public library, church and chapel, and active local sports club facilities. Truro city centre with its mainline rail station is approximately 8 miles distant.







## INFORMATION

**We** advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. 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

### **Consumer Protection from Unfair Trading Regulations 2008.**

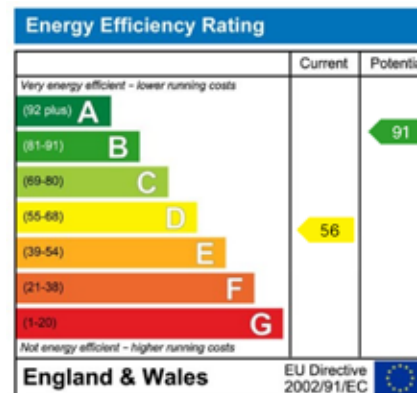
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title plan. Items shown in photographs are NOT included. 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.

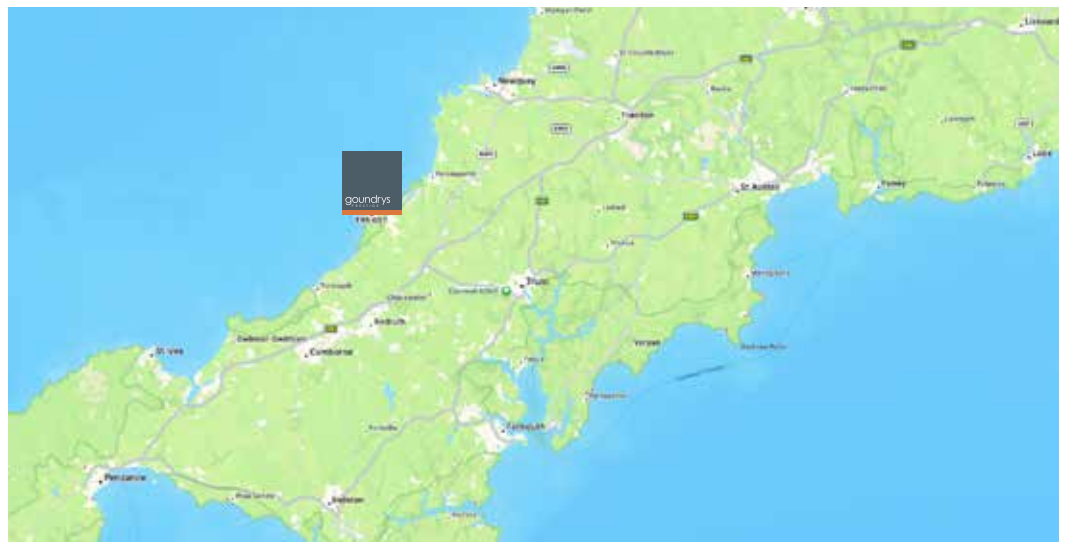
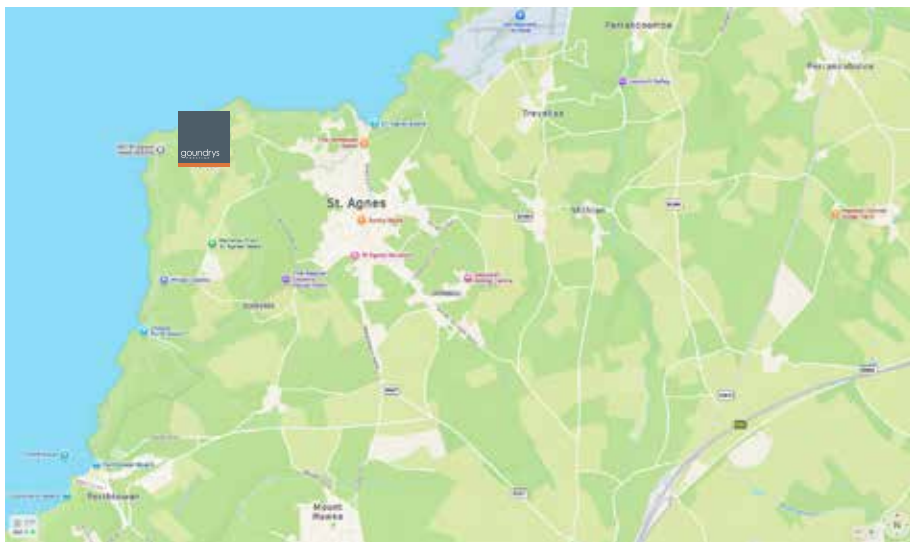
### **ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

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.







## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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