

Worthy Vale, Penhallow, Near St Agnes

Guide Price £895,000





About 'Worthy Vale'

Penhallow, Near St Agnes
Guide price £895,000

Tucked away in a wonderfully quiet and rural setting, only a short drive from the thriving coastal communities of St Agnes and Perranporth; Worthy Vale offers a truly unique lifestyle opportunity and is offered to the market with No Onward Chain.

Set within approximately 1.5 acres of beautifully landscaped gardens and magical woodland, this versatile and immaculately presented five-bedroom detached property is currently arranged as a three-bedroom main home with an interconnected two-bedroom annexe, making it ideal for multi-generational living or offering excellent income potential.

The main house is warm and welcoming, centred around a stunning open-plan living/kitchen/dining room. The kitchen is a real highlight, designed in a timeless shaker style with solid quartz worktops, combining elegance with practicality.

The living space is filled with charm, featuring a wood-burning stove for cosy evenings, while large windows and doors invite in the views and natural light. A useful utility room adds to the practicality of the home. There are three well-proportioned bedrooms, including a generous master with fitted wardrobes, all served by a superb contemporary family bathroom complete with freestanding bath and separate shower.

The integral annexe offers spacious and flexible accommodation, with its own private entrance and driveway, as well as internal access from the main house. It comprises a comfortable living room, kitchen/dining room, two bedrooms on the first floor, and a modern shower room - perfect for relatives, guests, or use as a holiday let (subject to any necessary permissions).

Worthy Vale is a truly rare opportunity to embrace peaceful rural living without isolation. Local amenities are within easy reach, and the vibrant villages of St Agnes and Perranporth offering shops, cafes, schools, and access to some of Cornwall's finest beaches and coastal paths, are just minutes away.





External

Outside, the property continues to impress. A large parking area provides space for multiple vehicles, complemented by two sizeable garage outbuildings. Nestled within the enchanting gardens is a delightful insulated timber chalet, complete with mezzanine sleeping level, ideal for use as a studio, home office, or occasional accommodation. There's also an external boiler/store room with an additional toilet, adding further flexibility.

The gardens are a key feature of this home, lovingly nurtured and full of interest throughout the seasons. They include a polytunnel, fruit cage, planting beds, and meandering pathways through mature woodland and a picturesque stream and bridge; offering an idyllic environment for keen gardeners, nature lovers, and those seeking a more self-sufficient lifestyle. The property also benefits from the installation of 18 solar panels on a feed-in tariff which could be connected to a battery for anyone wishing to do so.

Features

- No Onward Chain
- Circa 1.5 acres of fabulous gardens and woodland
- Flexible layout with three-bedroom main house and two-bedroom integral annexe
- Extensive parking and two large garage outbuildings
- Insulated garden chalet with mezzanine sleeping level
- Near to St Agnes and Perranporth
- Solar panels with feed-in tariff
- Beautifully presented throughout and offering a magical lifestyle setting
- Polytunnel, fruit cage and planting beds for self-sufficient living







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.

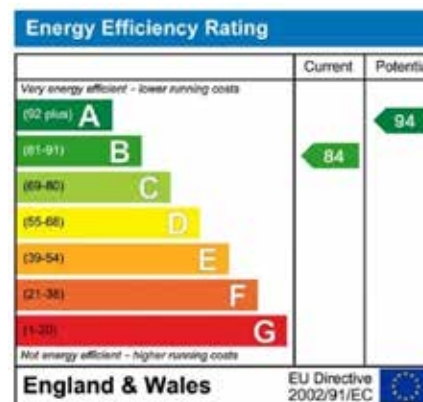
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the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

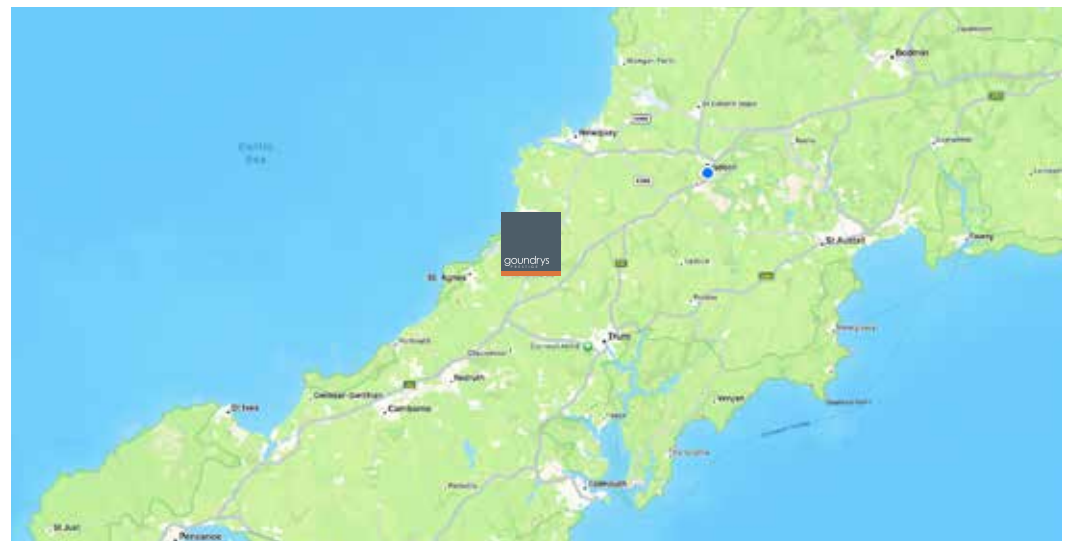
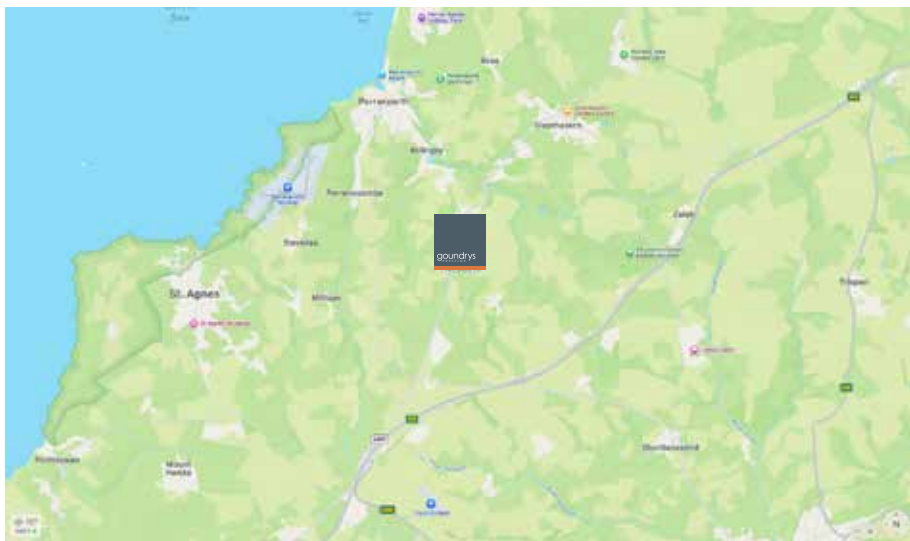
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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



MAIN HOUSE



FIRST FLOOR



GARAGE ONE



ANNEXE - GROUND FLOOR



ANNEXE - FIRST FLOOR



GARAGE ONE

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