



MAP estate agents
Putting your home on the map

Trevellas, St Agnes, TR5 0WX

Trevellas, St Agnes

St Agnes 2 miles | Perranporth 2 miles | Truro 8 miles | Newquay Airport 11 miles | Plymouth 59 miles | Exeter M5 92 miles (Distances are approximate)

'Halldene' is a substantial detached bungalow located on a generous size plot accessed via a private country lane.

Although the property requires some modernisation, properties such as this are extremely rare and represents an ideal opportunity for a purchaser to reconfigure the existing accommodation to their own style.

Entrance porch | Lounge | Kitchen/diner | Four bedrooms (principal en-suite) | Conservatory | Hallway/utility | Family bathroom | Study/hobby room | Two attic rooms | Gardens to rear | Garage and Workshops/storage

Guide Price £550,000 Freehold



Property Introduction

An entrance porch from the rear leads into an entrance hallway/utility and in turn, this accesses two of the four bedrooms along with a study with a UPVC double glazed conservatory and enjoys an outlook over the front garden. The additional accommodation comprises of two inner hallways, a kitchen/diner, two further bedrooms – the principal having an en-suite shower room, family bathroom, side porchway and perhaps the stand-out feature of the bungalow is the impressive lounge which is considered to be of a generous size and enjoys a superb outlook over the front garden, which is laid to lawn with a backdrop of a rural countryside vista. The lounge also boasts an impressive feature fireplace making this a wonderful space for a family or perfect for entertaining. From one of the inner hallways, access is also gained via a staircase to two first floor attic rooms and as far as we are aware, no planning permission has been granted for their conversion.

Externally, the large front lawn enjoys a great deal of privacy and is sheltered by mature conifers and also boasts an array of shrubs, borders and a two-tiered patio ideal for embracing those long summer days. To the rear of the bungalow are a variety of outbuildings, a further smaller lawn and a variety of shrubs and two greenhouses along with an impressive detached garage which is divided into three separate rooms being ideal for those who want to accommodate a workshop or hobby room.

Location

Trevellas is a small hamlet located between the popular coastal villages of Perranporth and St Agnes.

Located nearby is Trevellas Cove being a rugged inlet with a pebbled beach and is also renowned for its industrial mining history. As you would expect from the location, there is an array of inland and coastal walks –

the latter overlooking the majestic north coast with its beaches and popular for surfers. St Agnes itself is a quaint traditional Cornish village offering a good range of shops and amenities along with a museum, doctors' surgery, hairdressers and butchers to mention just a few.

The cathedral city of Truro lies approximately nine miles distant – this being the main centre in Cornwall for business and commerce and is home to the Hall for Cornwall located on the piazza, and also has a mainline Railway Station operating to London Paddington and the north of England.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE PORCH

Doorway giving access to:-

HALLWAY/UTILITY 10' 6" x 9' 5" (3.20m x 2.87m) plus recess

Boiler, plumbing for automatic washing machine, a variety of built-in storage cupboards. Access to:-

BEDROOM ONE 13' 2" x 9' 4" (4.01m x 2.84m) maximum measurements

uPVC double glazed window to the rear and side.

STUDY/HOBBY ROOM 13' 3" x 10' 8" (4.04m x 3.25m)

uPVC double glazed window to the side. Radiator. uPVC double glazed doors opening up into:-

CONSERVATORY 13' 3" x 11' 8" (4.04m x 3.55m) maximum measurements, irregular shape

uPVC double glazed windows and door to the outside. Tiled flooring.

BEDROOM TWO 11' 0" x 10' 5" (3.35m x 3.17m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Radiator.

INNER HALLWAY

Wall-mounted heater. Door to:-



BEDROOM THREE 10' 9" x 10' 2" (3.27m x 3.10m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Panelled bath, bidet, close coupled WC, pedestal wash hand basin and shower cubical. Tiling to walls and radiator.

KITCHEN/DINER 17' 6" x 10' 1" (5.33m x 3.07m)

uPVC double glazed window enjoying a rural outlook and uPVC double glazed sliding doors to a paved patio. Inset one a quarter stainless steel sink unit with mixer tap, a variety of base storage cupboards with drawers over, wall-mounted cupboards, range of working surfaces, integrated oven, gas hob, microwave, skirting heater, dishwasher and breakfast bar. Door to:-

LOUNGE 26' 8" x 18' 5" (8.12m x 5.61m) maximum measurements into bay window

An impressive room with uPVC double glazed sliding patio doors

leading out to the paved patio and a uPVC double glazed window to the front enjoying a rural outlook. An addition double glazed bay window to the side. Feature stone fireplace and two radiators.

SECOND INNER HALLWAY

Wall-mounted heater. Doors off to bedroom four and door to side entrance. Staircase ascending to first floor, doors opening off to:-

ATTIC ROOM ONE 18' 2" x 17' 5" (5.53m x 5.30m) reduced head to all sides**ATTIC ROOM TWO 25' 0" x 16' 11" (7.61m x 5.15m) reduced head to all sides**

Three skylight windows.

Returning to inner hallway. Door off to side entrance porch and door to:-

BEDROOM FOUR 13' 7" x 12' 3" (4.14m x 3.73m) plus bay window

uPVC double glazed bay window to the side and a uPVC double

glazed window to the rear. Built-in wardrobes and two radiators.

Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Walk-in shower, vanity wash hand basin with double storage cupboard under, close coupled WC and bidet. Wall-mounted mirror and tiled walls. Radiator.

SIDE ENTRANCE PORCH

Feature gothic stained glass window and radiator. Part glazed door to outside with glazed side panels.

OUTSIDE

Accessed off the lane is a hardstand for a single vehicle along with access into the double garage. A pedestrian gateway and concrete path lead to the rear door accessing the property. Within the rear garden are two greenhouses along with an additional outbuilding with WC to the rear. A lawned garden to the side has a variety of borders and mature shrubs and lead around to the front of the property with a feature two-tiered raised patio which overlooks the impressive lawned garden. From here are a further range of shrubs and mature conifer trees to the side giving the property a great deal of privacy and natural screening. The lawned garden extends via the side of the property and takes you back the rear.

DETACHED DOUBLE GARAGE 23' 3" x 14' 0" (7.08m x 4.26m)

The building is divided into three sections with electricity connected and glazed windows. Double wooden garage doors and pedestrian door to entrance porch and opening through to the workshop/store spaces. It is considered that this would be an ideal space for those who acquire a hobby room or a workshop.

WORKSHOP/STORAGE 15' 0" x 14' 0" (4.57m x 4.26m) maximum measurements

Windows to side. Pedestrian door to:-

WORKSHOP/STORAGE 14' 8" x 8' 4" (4.47m x 2.54m) plus door recess

Windows to side.

SERVICES

Private drainage, oil heating and mains electric.

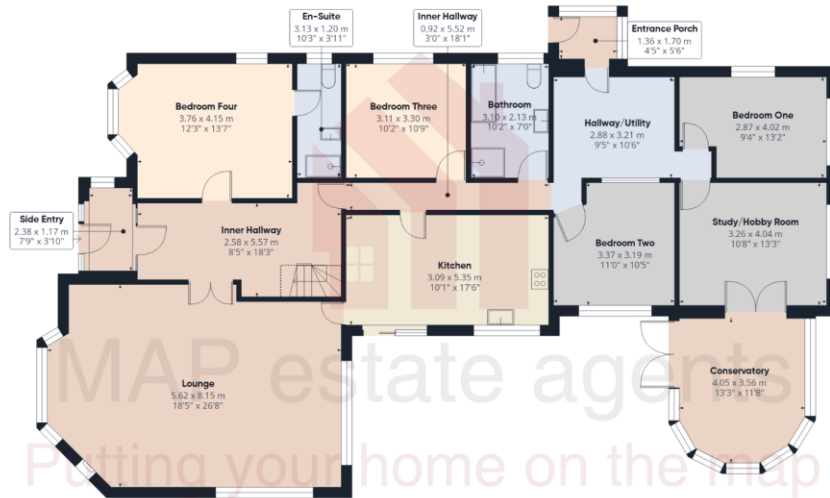
AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. We have been advised by the vendors that there is an 'Old Forge' next to the property along with a small paddock which is detached just a short walking distance away on the opposite side of the road. We are awaiting confirmation from their legal representative that this is included within the title.

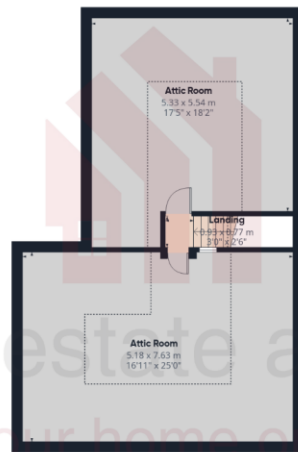
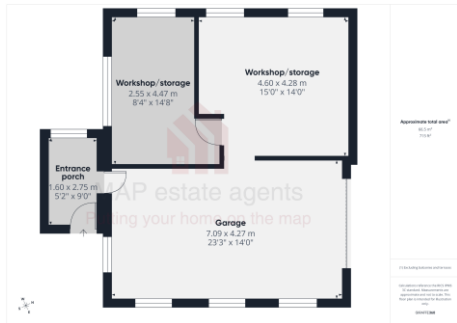
DIRECTIONS

Proceeding from St Agnes into Trevellas, just before the snooker room on the left-hand side and 'The Old Forge' on the right, turn right proceeding down the lane where the property is situated a short distance along on the right-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words: heartless.speeding.townhouse





Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate total area^m

253 m²
2724 ft²

Reduced headroom

51.2 m²
551 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MAP's
Top reasons to view this home

- An impressive detached family bungalow
- Four bedrooms (principal with en-suite)
- Feature lounge with stone fireplace
- Kitchen/diner
- Conservatory
- Central heating, plus double glazed windows
- Ideal location for access to the north coast
- Large plot with extensive lawned gardens
- Detached double garage, plus additional outbuildings
- Requiring some updating and modernisation

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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