



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

£750,000

Located in

St. Agnes



www.clivepearceproperty.com



St. Agnes | Cornwall | TR5 0XY



A unique converted barn and annexe with extensive grounds and large workshop, briefly comprising; a three bedroom (primary en-suite) contemporary style home with separate one double en-suite bedroom annexe set in generous grounds (circa 1.2 acres) with far reaching views. Separate workshop /studio, polytunnel, owned solar panels and former air raid shelter. Abundant parking and plenty of future potential! Exceptional location within walking range of Trevellas Coombe and St Agnes, and close to Perranporth Airfield and the Southwest Coast Path.



£750,000 Freehold



- Three bedroom converted barn
- Workshop/ studio/ stables & polytunnel
- Grounds of circa 1.2 acres inc. former air raid shelter
- Ample parking
- Gardens and paddock
- One bedroom annexe
- Exceptional location close to the coast
- Owned solar panels
- No onward chain
- UPVC double glazing and LPG gas / electric heating



TOTAL FLOOR AREA : 2241 sq.ft. (209.2 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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Council Tax Band C Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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