

EST. 1999

CAMEL

COASTAL & COUNTRY

Willow Cottage

Stoney Lane,
Goonhavern,
Truro, Cornwall
TR4 9FA





Willow Cottage

Charming three bedroomed cottage-style home with a superb extended kitchen/diner, characterful living room with wood burner, enclosed rear garden with garden office, and parking, tucked away in a small courtyard setting in the popular village of Goonhavern.



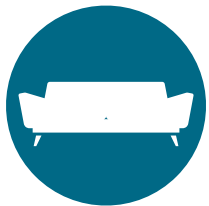


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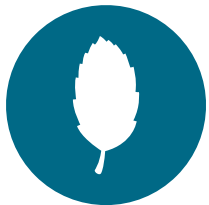
Stoney Lane, Goonhavern
TR4 9FA



Charming three bedroomed end-of-terrace cottage-style home of approximately 1,169 sq ft, with exposed stone, beamed ceilings and slate floors, in a tucked-away courtyard setting.



Superb extended kitchen/diner with bespoke banquette seating, roof light and garden outlook, alongside a characterful living room with stone fireplace and wood-burning stove.



Ground floor principal bedroom with ensuite shower room, with two further bedrooms and family bathroom arranged off a delightful galleried landing above.



Enclosed rear garden with lawn, patio, play area and detached garden office with power and light, plus private driveway parking within the shared courtyard approach.





Overview

Tucked away at the end of a shared courtyard approach towards the edge of Goonhavern, Willow Cottage is a charming end-of-terrace, cottage-style home, built c.2000 and thoughtfully improved by the current owners. Cottage character abounds — exposed stone, beamed ceilings, slate floors and a wood-burning stove — yet the accommodation, extending to approximately 1,169 sq ft, has a bright, contemporary feel, most notably in the superb extended kitchen/diner that now forms the heart of the home. Outside, the enclosed rear garden offers lawn, patio and play space together with a detached garden office with power and light — ideal for home working — while to the front there is private driveway parking within the gravelled courtyard shared with neighbouring cottages.

The Cottage

A stable-style front door opens into the reception hall/breakfast room, with slate flooring, beamed ceiling and stairs rising to the galleried landing. The living room continues the cottage theme, with a feature stone fireplace housing a wood-burning stove, exposed beams and French doors opening to the rear garden. The extended kitchen/diner is a real highlight: a bright, sociable space with shaker-style units, generous work surfaces, roof light, bespoke banquette seating around the dining table and a lovely outlook over the garden. The principal bedroom is conveniently arranged on the ground floor, with built-in wardrobe and ensuite shower room. Upstairs, the galleried landing — a charming feature in itself, with storage and airing cupboards — serves two generous double bedrooms, both in excess of 17 ft in length with characterful sloping ceilings, and the family bathroom with bath and shower over.

Gardens, Grounds and Outbuildings

Willow Cottage is approached over a shared driveway leading to a gravelled courtyard, where the property enjoys private parking to the front. A gate at the side leads through to the enclosed rear garden. The rear garden is a lovely family space, enclosed and safe, with patio areas for outdoor dining, level lawn, established



trees and planting, and space for play. The detached garden office, with power and light, offers excellent home-working or hobby space. Mature trees frame the garden and lend it a pleasing sense of seclusion.

Situation

Goonhavern is a thriving village on the doorstep of Cornwall's north coast, with a well-regarded primary school, village pub, garden centre and local shopping, and excellent access to the A30. The renowned golden sands of Perranporth are approximately two miles distant, with a choice of further beaches along the coast. The cathedral city of Truro, with its mainline rail link and comprehensive retail, recreational and schooling facilities,

is approximately 8 miles distant, while Newquay Airport provides regular flights to a range of national and international destinations.

Other Information

Tenure: Freehold; Construction: Built c.2000; brick and render elevations beneath a tiled roof; later kitchen extension (2025); Services: Mains electricity and water; drainage to mains via a private pumping station; mains electric heating; broadband c.144 Mbps and mobile coverage generally good (vendor-reported); Council Tax Band: C; EPC: to be confirmed; Note: A residents' arrangement applies whereby seven properties each contribute £25 per month towards maintenance of the shared driveway, parking and communal green areas, which are owned equally by the seven properties.



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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

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Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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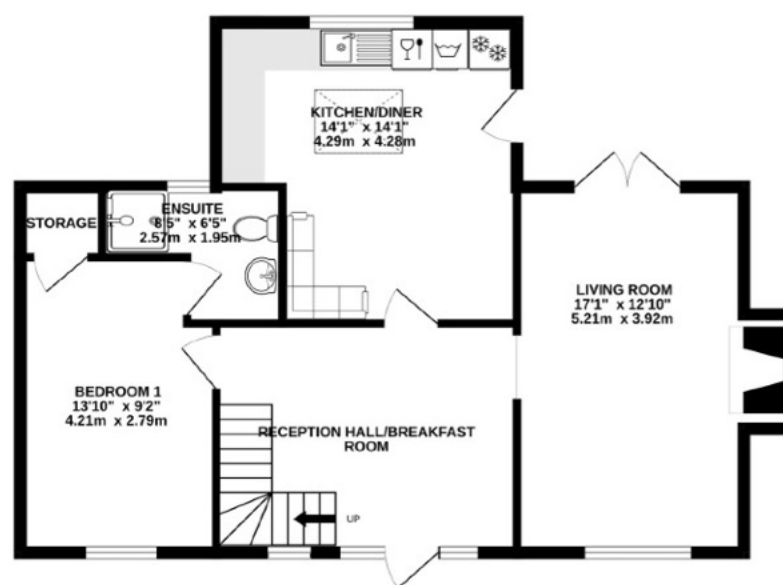
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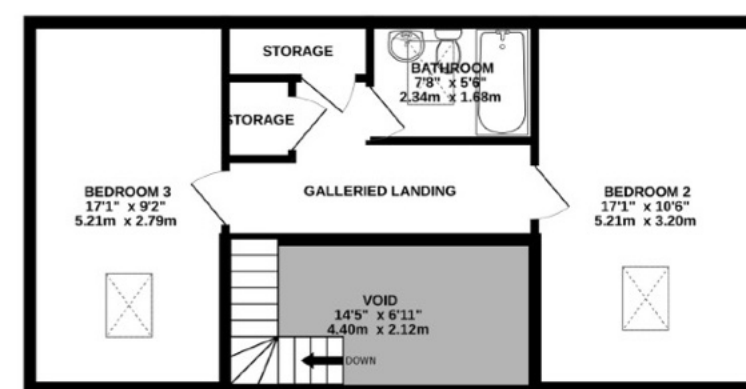
Camel Homes is the trading name of Camel Coastal & Country in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall TR6 0BH
Director: Tom Dowling

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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