



Budnen House

Goonhavern



Budnen House

Reen Cross Road, Goonhavern, Truro, TR4 9JP

A secluded, newly built detached house set on the edge of a thriving, well served village close to the north coast, this architect designed contemporary home unfolds as a light filled and generously proportioned space, blending modern family living with a level, low maintenance garden, ample parking and a detached garage, all arranged to offer an easy, refined lifestyle in a tucked away setting.

The Location

Budnen House enjoys a superb setting, just a short and level walk from the heart of Goonhavern. The village offers an appealing blend of convenience and community, with a well stocked local store and post office, a garden centre and several nearby campsites that contribute to a friendly, lively atmosphere. The highly regarded New Inn — a popular pub known for good food and a welcoming feel — is also within easy walking distance of the house.

Perranporth's breathtaking, three mile sandy beach is just over two miles away, making days out surfing, swimming or simply relaxing by the sea wonderfully accessible. The central position also places Newquay and Truro within a short drive, providing excellent shopping, restaurants, schools and transport links. Cornwall Airport Newquay, near Mawgan Porth, offers domestic and international flights, making the location practical for those needing quick connections.

The wider area is one of Cornwall's most desirable coastal belts, with the renowned north coast destinations of St Agnes, Crantock, Newquay, Mawgan Porth and Padstow all within easy reach. Truro, just seven miles away, provides a vibrant cultural scene, the cathedral, and mainline rail services, while the surrounding countryside offers miles of footpaths and bridleways for walking, running and cycling.

The Property

- Contemporary and architect-designed detached house
- Built to a very high standard and specification
- Completed in 2026
- Light, spacious and stylish
- Open plan 22' kitchen / dining room with quartz tops, breakfast bar, fitted appliances and access to the garden
- Double aspect living room with contemporary woodburner and access to the terrace and gardens
- Study / snug
- Plant room and downstairs cloakroom / WC
- Galleried landing with picture window
- Master bedroom with en suite shower room
- Two further double bedrooms
- Family bathroom





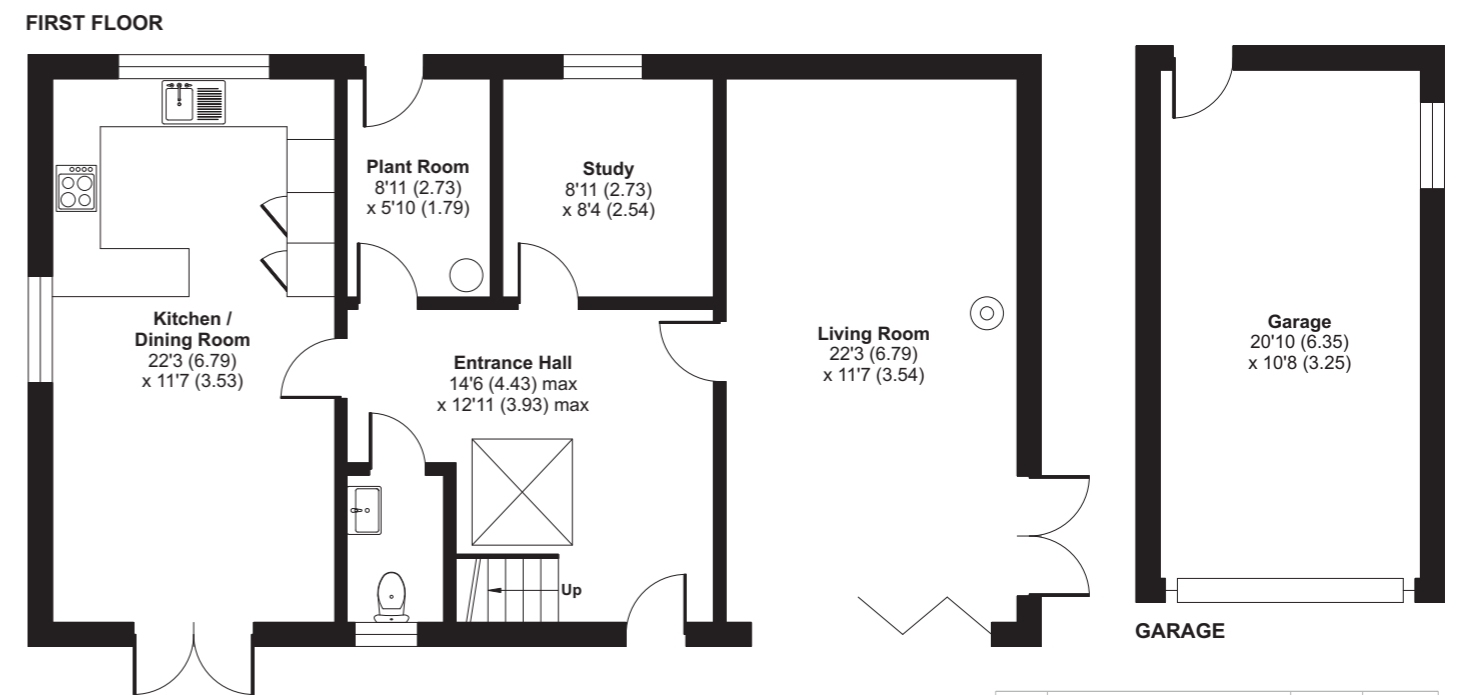
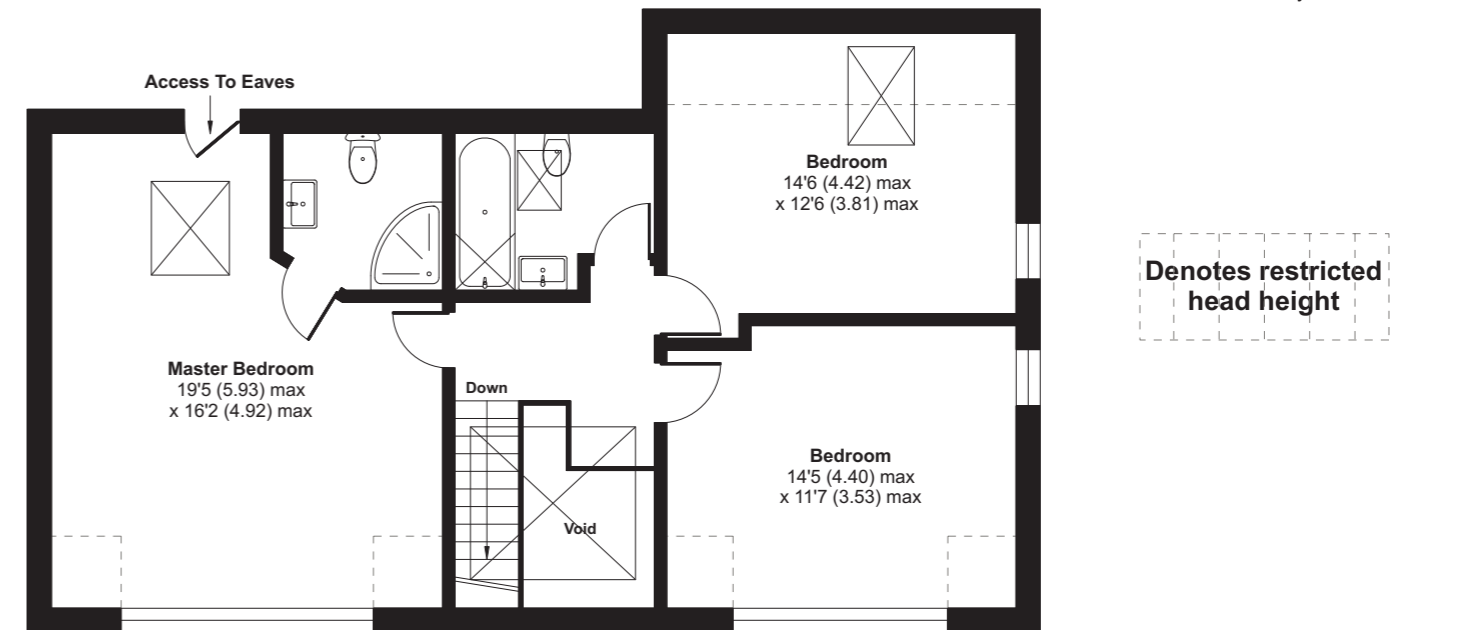
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Main House = 1593 sq ft / 147.9 sq m (excludes void)

Total = 1890 sq ft / 175.5 sq m (includes garage)

Limited Use Area(s) = 75 sq ft / 6.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Shore Partnership Limited. REF: 1388223

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The garden, garage and parking

- Enclosed, south westerly level gardens
- Terrace accessed from the living room
- Gated brick paved parking
- Detached garage with utility area

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Air source heating (underfloor heating throughout ground floor). Council Tax: TBC
Broadband: FTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words

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Distances

Village centre and amenities – 350 yards;
Perranporth – 2.1; Crantock – 5.5; St Agnes – 5.7;
Fistral Beach (Newquay) – 7; Truro – 7;
Cornwall Airport – 13.3

(All distances are approximate and in miles)

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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