



The Manse,
2 Penwinnick Close, St Agnes

LODGE & THOMAS

ESTABLISHED 1892

The Manse, 2 Penwinnick Close, St Agnes, TR5 0NZ

For Sale by Public Online Auction

Closing Date: Friday 10th July 2026 at 12 noon

Auction Guide Price - £435,000 Freehold

Four/five bedroom detached house in a very convenient position on the edge of St Agnes village and yet within walking distance of all the local amenities. Sold with no onward chain.

The Property

The property is well presented with light and spacious family size accommodation comprising; entrance porch and hall, triple aspect sitting room with open fire, dining room, kitchen, large w.c. and a study/additional reception room/bedroom 5 to the ground floor with four double bedrooms and a bathroom to the first floor.

From two of the bedrooms are wonderful far reaching views over the village and surrounding countryside to the sea and there is potential for re-configuration of the first floor layout to offer an en-suite if required. All windows are in PVCu double glazing and there is an external oil fired boiler providing central heating.

Gardens surround the property on all sides, mostly laid to lawn but with space for a patio for al-fresco dining and sitting out. Beautiful Cornish stone walls border the garden on two sides. A driveway provides parking for four vehicles – a rarity in the village – and gives access to the large single garage which has light and power connected.

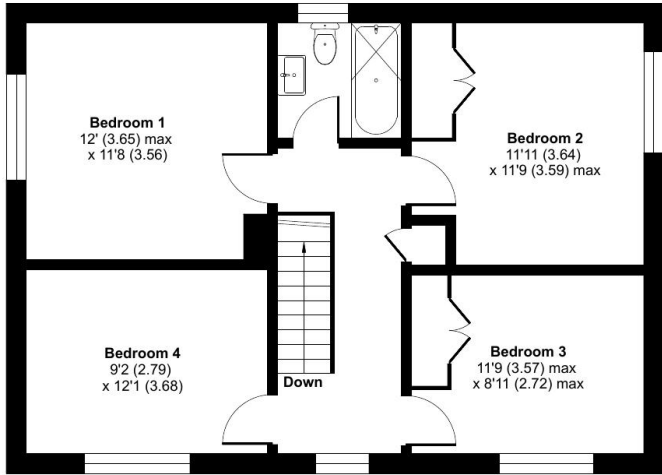
Agent's Notes: We understand an accredited scheme of bamboo eradication is three years into a five year programme and that the programme has been paid up front, so any purchaser will benefit from the remainder of the programme free of charge.



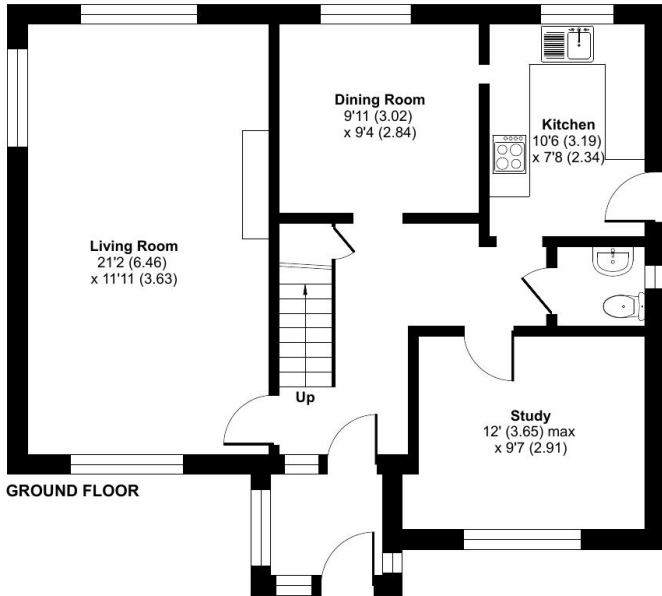


Approximate Area = 1375 sq ft / 127.7 sq m
 Garage = 115 sq ft / 10.6 sq m
 Total = 1490 sq ft / 138.3 sq m

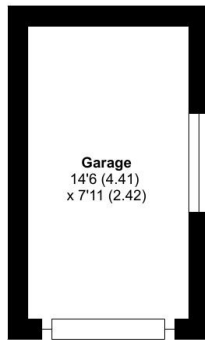
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Not to scale. For indicative purposes only.

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Location

The Manse is situated in a very convenient position on the edge of the village and yet within a short walk of all the local amenities. St Agnes is a much sought after village on the north Cornish coast, famed for landmarks such as Wheal Coates, its dramatic, rugged coastline, Beacon and beaches. It offers a wide range of every day amenities including various cafes, restaurants and eateries, pre-school, primary school, convenience stores and even a museum.

EPC: D **Council Tax Band:** E

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722. Email: property@lodgeandthomas.co.uk

Directions: Proceeding into St Agnes from a southerly direction along the B3277, turn left into Penwinnick Close and The Manse is the first house on the right hand side, identified by a Lodge & Thomas for sale board.

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GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo PropTech – www.bamboopropotech.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES It is free to register to bid. The Purchaser(s) will be required to pay £4,000 on 'the drop of the hammer'. This Buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs. The purchaser will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: Sintons LLP, The Cube, Barrack Road, Newcastle Upon Tyne, NE4 6DB. FAO: Julie Polkey Tel: 01912 263647 Email: julie.polkey@sintons.co.uk



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

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