



St James House, Goldsithney, TR20 9LF
Guide Price £525,000

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A Warm Welcome to St James House

The Home You've Been Searching For....

Guide Price £525,000

Hunters Estate Agents are delighted to introduce St James House, a substantial family residence offering 1,982 sq ft of beautifully crafted accommodation, built in 2009 to the most exacting of standards. This exceptional home really does tick all the boxes, featuring off-street parking, a private enclosed rear garden, spacious and versatile reception rooms, and four substantial bedrooms (two en-suite). It is located in the sought after village of Goldsithney, just moments from the centre, and is within the catchment area of the highly regarded St Hilary School. Viewing highly recommended.





The Property

From the moment you arrive, the property makes an assured first impression. A handsome granite-faced façade is complemented by elegant box-sash style windows and a smartly paved brick driveway, setting the tone for what lies beyond. Step inside to a welcoming entrance hall, thoughtfully proportioned with ample space for coats and boots, and with access to a ground floor cloakroom.

The living room is truly exceptional — a beautifully spacious, dual-aspect room designed with both comfort and entertaining in mind. At its heart sits a charming wood-burning stove, perfect for cosy winter evenings, while French doors open seamlessly onto a delightful sunroom. From here, further French doors lead out to the rear garden, creating a wonderful sense of flow between indoor and outdoor living.

The kitchen-diner is unmistakably the heart of the home. Generous in both countertop areas and storage, it is a space perfect for everyday living and social gatherings alike. French doors once again connect the interior to the garden, making this an ideal setting for relaxed summer entertaining and alfresco dining in the warmer months.

Heading up to the first floor, the accommodation continues to impress with three well-proportioned bedrooms, the primary enjoying the added luxury of a beautifully appointed en-suite shower room. The en-suite is particularly striking, finished to an exceptional standard and evoking the feel of a boutique luxury hotel. A generous walk-in shower forms the centrepiece, complemented by a sleek vanity unit with inset basin and a modern WC. Completing the floor, the main shower room offers a



contrasting yet equally refined aesthetic. Finished with the same attention to detail, it features a spacious walk-in shower, stylish vanity unit with basin and WC, creating a cohesive sense of understated luxury throughout. Take the next set of stairs up and you'll come to another large bedroom, with velux windows and an ensuite wc.

Outside, the rear garden offers a wonderfully private and tranquil setting, thoughtfully arranged for both relaxation and easy enjoyment. There's a lovely, quintessentially Cornish stone hedge, a neat expanse of low-maintenance artificial lawn, and a decked area. Well-placed planting areas add texture and seasonal interest, and to one side, a gravelled area houses a useful garden shed, ideal for additional storage.

The Location

Set within the heart of west Cornwall, Goldsithney is a charming and well-connected village that perfectly balances traditional Cornish character with everyday convenience. With its handsome stone cottages and welcoming community atmosphere, Goldsithney offers a slower pace of life while remaining exceptionally well placed for the coast, countryside and nearby towns.

The village itself benefits from local amenities including a shop and two pubs, making it ideal for both full-time living and second-home ownership.

Nearby Towns & Places

Penzance – approx. 5 miles

A vibrant harbour town offering shopping, restaurants, galleries and mainline rail



connections to London.

Marazion – approx. 1.3 miles
Famous for its sandy beach and views towards St Michael's Mount, ideal for seaside walks and dining.

Hayle – approx. 6.4 miles
Known for its expansive beaches, estuary walks and growing café culture.

St Ives – approx. 9.4 miles
Renowned for its art scene, golden beaches and charming cobbled streets.

Newquay Airport – approx. 41.7 miles
Providing domestic and international flights, ideal for commuters and second-home owners.

Useful Information

Construction: Believed to be cavity

block with stone facade

Services: Mains electricity, water, drainage

Heating: Oil

According to Cornwall Council Interactive Maps the property is in a conservation area, but is not a listed building.

Cell Coverage: According to Ofcom Mobile Signal Checker - 02, EE, Three, and Vodafone has good outdoor, and variable in home coverage here.

Broadband: According of Ofcom Broadband Checker - Superfast broadband with download speeds up to 80 Mbps and upload speeds of up to 20 Mbps may be available at this address

Parking: Off street parking to front of property

EPC: Current C72, Potential C75





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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South Road, Goldsithney, TR20

Approximate Area = 1867 sq ft / 173.4 sq m

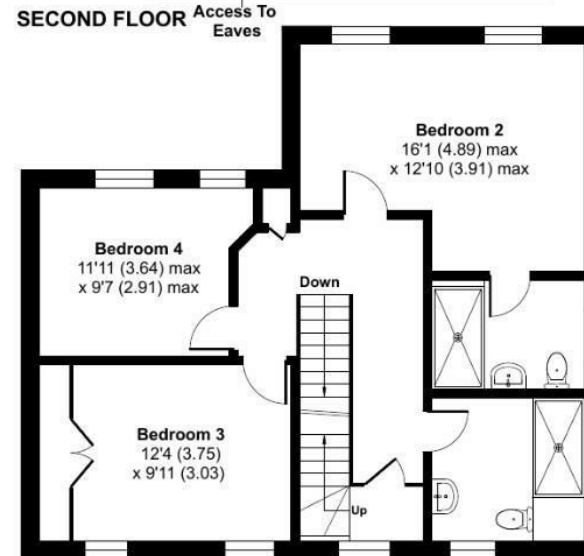
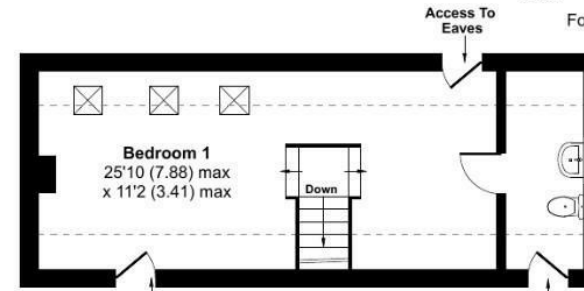
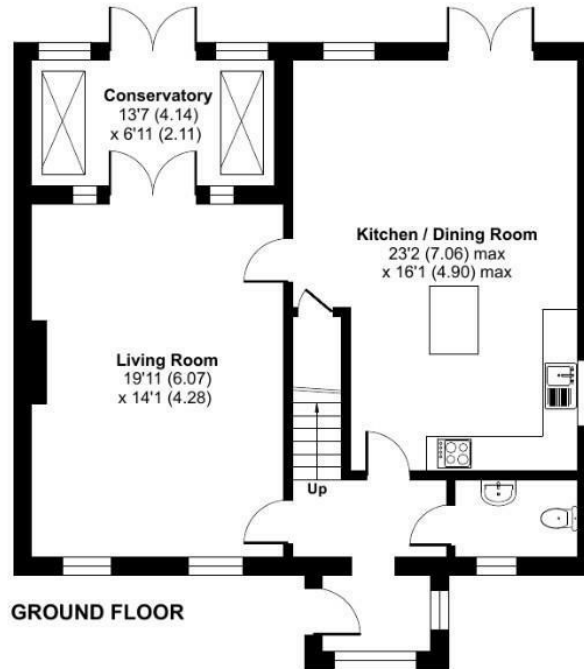
Limited Use Area(s) = 115 sq ft / 10.6 sq m

Total = 1982 sq ft / 184 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Hunters. REF: 1405816

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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