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C A M E L

COASTAL & COUNTRY



30 Wheal Albert Road

Goonhavern, TR4 9FF

Guide Price £350,000



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The Property

Situated in the popular village of Goonhavern, this well-presented three-bedroom detached home was built by Wainhomes in 2017 and offers a great combination of modern living, generous accommodation and surprisingly good outside space.

The ground floor enjoys both a spacious and welcoming living room as well as light filled kitchen/diner that provides an excellent everyday living space, with French doors opening directly onto the rear garden and creating a great family space.

Upstairs are three well-proportioned bedrooms, the master bedroom of which benefits from an ensuite shower room. There is also a separate family bathroom.

One of the real highlights of the property is the rear garden, which is considerably larger than you might expect from a modern development. Fully enclosed and enjoying a good degree of sunshine, it features a paved seating area and lawn, providing plenty of room for outdoor dining, entertaining or simply relaxing.

To the front, there is a private driveway providing dedicated off-road parking, along with a garage with additional parking in front. Do to the convenient positioning of the property, there is no passing traffic or parking to the front.

Goonhavern is a well-connected and increasingly popular village, ideally positioned for enjoying the best of north Cornwall. The nearby coastal town of Perranporth is just a short drive away, offering its renowned sandy beach, coastal walks, shops and places to eat, while Newquay and the wider north Cornish coastline are also within easy reach. Surrounded by beautiful countryside yet conveniently placed for the A30, Goonhavern provides an excellent balance of village living, coast and accessibility.

Entrance Hall

6'6 x 5'7 (1.98m x 1.70m)

Living Room

16'0 x 10'10 (4.88m x 3.30m)
plus alcove of 5'9 x 3'1

Kitchen/Diner

16'0 x 9'5 (4.88m x 2.87m)
plus alcove of 5'9 x 3'6

W.C.

4'7 x 3'1 (1.40m x 0.94m)

Landing

Master Bedroom

11'2 x 10'2 (3.40m x 3.10m)
plus door-well of 4'5 x 2'11

En-Suite Shower Room

7'8 x 4'6 (2.34m x 1.37m)

Bedroom Two

9'5 x 8'3 (2.87m x 2.51m)

Bedroom Three

9'5 x 7'6 (2.87m x 2.29m)

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Gardens

The gardens are a key selling point for any family looking at this stunning home. They are fully enclosed and perfect for enjoying the Cornish sunshine. As well as the lawned area of garden you will find a lovely pagoda, a seating area that is perfect for entertaining and an area to the side, with greenhouse and a covered workspace with electric and lighting that's ideal for a garden shed or hiding away garden tools.

Garage

16'10 x 9'9 (5.13m x 2.97m)

Parking

There is parking to the front of the house and separate parking to the front of the garage.

Tel: 01872 571454

Directions

Sat Nav:

What3words:

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2017

Construction Type: Block with Cornish Stone

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C71

Tenure: Freehold

Site Management fees: 1st Sept 2025 - 31st Aug 2026 - £215.66. 2026/2027 - £223.89(est)

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

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.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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Road Map



Hybrid Map



Terrain Map



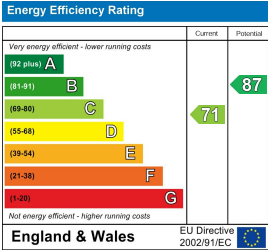
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.