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**Goonbell,
St Agnes**

**£475,000
Freehold**





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Property Introduction

Located within the small hamlet of Goonbell in St Agnes is this deceptively spacious detached family home enjoying a semi-rural position within this private plot. Being offered for sale chain-free, the property would be an ideal purchase for those buyers seeking a tranquil lifestyle and setting, yet not too far from the local shops and amenities which also enjoy an active community spirit within the village. Offering ample parking facilities within the gravelled driveway, located to the front, the accommodation could offer several options due to its layout suiting individuals' requirements. Currently, it offers a lounge with feature wood burner, a dining room, three bedrooms - one with an en-suite shower room and double doors opening out to the garden, a kitchen and bathroom whilst to the first floor is a loft room which is currently utilised as an occasional bedroom. Throughout, the accommodation has uPVC double glazed windows and doors complemented by an electric heating system. The rear garden offers a good degree of privacy and a good range of mature shrubs and plants, paved patio, lawn and access to the detached garage with WC and utility. There is an additional enclosed garden to the rear which has a further useful outbuilding with direct access to the garage.

Location

The pretty north coastal village of St Agnes is located within a designated Area of Outstanding Natural Beauty as well as being a World Heritage Site. By exploring the village and its surrounding area, you can't help but see evidence of its proud mining heritage with its monumental former engine houses giving a glimpse back to its industrial history and perhaps, no more evident than the National Trust Wheal Coates nestled on the coastal path. Today, St Agnes is a thriving community with a variety of local shops and facilities making it one of the most desirable places to live on the north coast. The beautiful beaches are popular and renowned for excellent surfing with an array of spectacular inland and coastal walks on the doorstep. The cathedral city of Truro is approximately ten miles distant with its Georgian architecture and cobbled streets being a popular tourist attraction and offers a good range of independent and national retail chains. Truro is also home to the Hall for Cornwall located on the piazza and has a mainline Railway Station to London Paddington and the north of England. The main A30 trunk road is also within a reasonable travelling distance from the village making access to other parts of the county and beyond that much easier.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE HALLWAY

Wood flooring. Door to:-

LOUNGE 11' 10" x 11' 7" (3.60m x 3.53m) maximum measurements, plus bay

Attractive double glazed bay window to the front. Feature wood burner with slate hearth, night storage heater and glass door giving access into hallway.

DINING ROOM 11' 8" x 10' 4" (3.55m x 3.15m) plus bay

uPVC double glazed bay window to the front. Wood flooring, night storage heater, staircase to first floor and built-in cupboards.

BEDROOM TWO 8' 11" x 8' 10" (2.72m x 2.69m)

uPVC double glazed window to the front. Night storage heater, built-in cupboard, wood flooring and electric meters.

KITCHEN 13' 11" x 9' 3" (4.24m x 2.82m) maximum measurements

uPVC double glazed French doors to the outside. Single drainer sink unit with mixer tap, a variety of base and wall-mounted storage cupboards, range of working surfaces, plumbing for dishwasher, double oven and hob, extractor fan, plumbing for automatic washing machine, wood flooring and night storage heater.

BEDROOM THREE 8' 9" x 8' 4" (2.66m x 2.54m)

uPVC double glazed window to the rear. Panel wall heater.

BATHROOM

uPVC double glazed sealed unit window to the side. Bath with shower attachment over, close coupled WC, pedestal wash hand basin, night storage heater, extractor fan, wall-mounted mirror with light and shaver point and shelving.

BEDROOM ONE 16' 11" x 7' 9" (5.15m x 2.36m) maximum measurements, plus recesses

uPVC double glazed French doors to the outside with double glazed window to the side. Night storage heater. Door to:-

EN-SUITE SHOWER ROOM

Close coupled WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, wall-mounted mirror and wall light with shaver point over.

FIRST FLOOR ATTIC ROOM 18' 7" x 12' 11" (5.66m x 3.93m) maximum measurements, L-shaped, restricted headroom

Two 'Velux' windows to the rear. Night storage heater and eaves storage. This room could be utilised for numerous uses.

OUTSIDE FRONT

The property is approached via double timber gates leading into an extensive gravelled parking area. The garden has a good range of mature shrubs with a rockery, a useful timber shed with access via the side of the property with a gate leading round to the:-

REAR GARDEN

The rear garden has a paved walkway/patio with a further range of mature shrubs, being laid mainly to lawn and enjoys a good degree of privacy. From here, access is gained to the garage/utility. Accessed from the garden is a further gate leading round to an additional area with a double farmhouse style gate leading to a parking space as well as access to a further useful outbuilding which could be utilised for a hobby room.

GARAGE 15' 3" x 15' 0" (4.64m x 4.57m) L-shaped, maximum measurements

Having a WC and wash hand basin along and divided to include a separate:-

UTILITY SPACE 14' 11" x 4' 1" (4.54m x 1.24m)

SERVICES

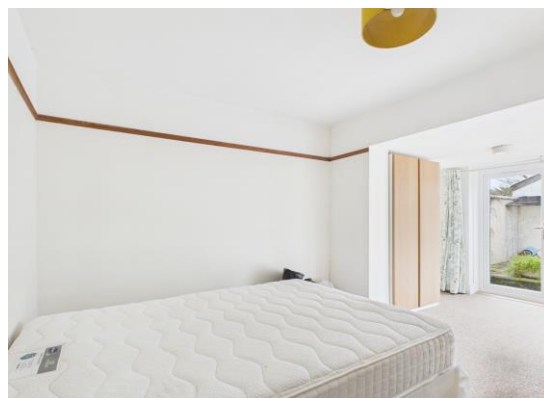
Mains water and mains electricity. Septic tank.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

From Chiverton Cross, take the St Agnes exit. At the roundabout at Blackwater, next to 'Rowes' bakery, take the right turning signposted 'St Agnes'. Continue on this road and upon reaching a crossroad, turn right for Goonbell. Continue for approximately a mile and a half where the property will be identified on the left-hand side. If using What3words: puzzled.campers.balancing

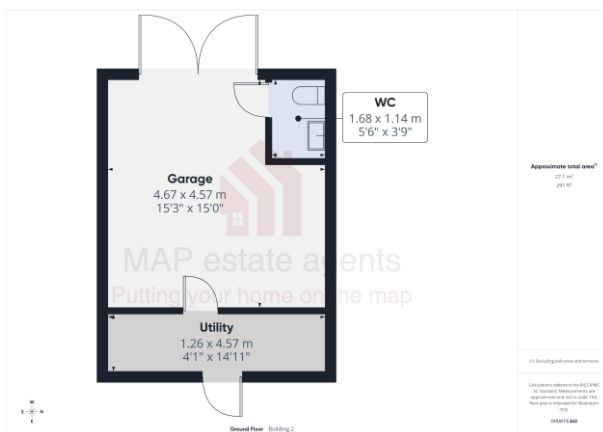
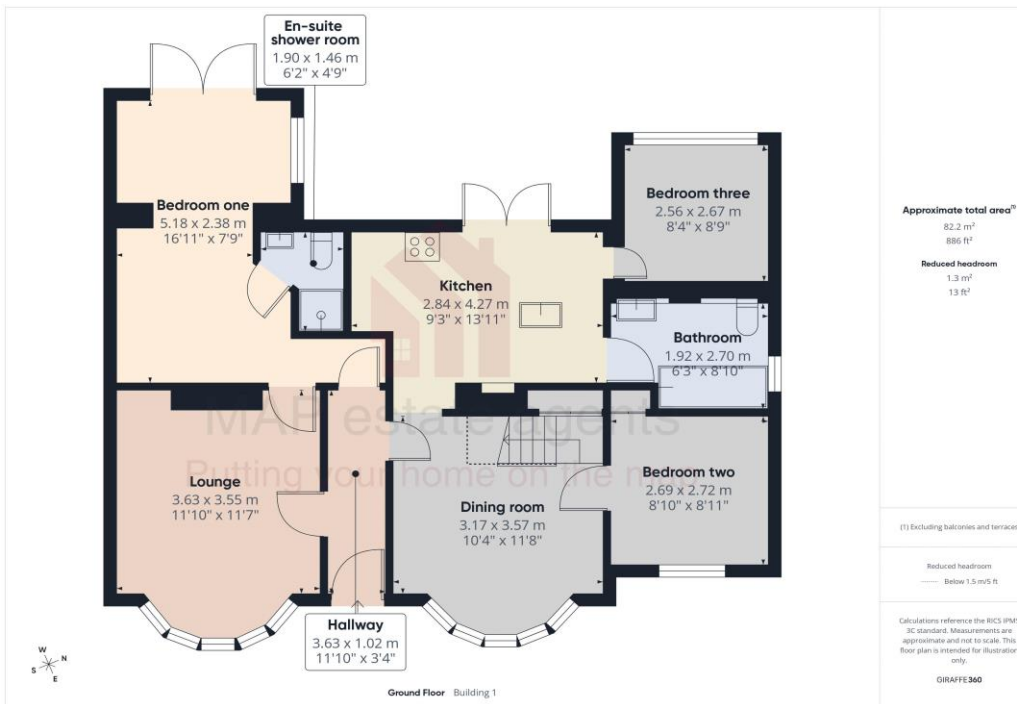


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-35)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Deceptively spacious detached home
- Lounge
- Separate dining room
- Three bedrooms (one with en-suite shower room)
- Attic room/occasional bedroom
- uPVC double glazed windows
- Electric heating system
- Highly desirable coastal village location
- Ample off-road parking, plus garage to the rear
- Offered for sale with vacant possession



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