



Corner Ways



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Goonhavern, Truro, Cornwall, TR4 9JL

Newquay 6 miles Perranporth 2 miles Truro 7 miles

A beautifully presented and wonderfully versatile, five bedroom bungalow offering scope for multigenerational flexible living.

- Video Tour Available
- Spacious Detached Bungalow
- Two Reception Rooms
- Five Bedrooms
- LPG C/H & D/G
- No Onward Chain
- Freehold
- Council Tax Band - E

Guide Price £650,000

## LOCATION

Goonhavern is a delightful village setting approximately three miles from the north coast holiday resort of Perranporth,

The village of Goonhavern offers a good range of everyday amenities including a shop with sub-post office, garden centre, general store, public house and a well regarded primary school. The Saints Trail connects the village and offers around thirteen kilometres of beautiful trails for cyclists, walkers and equestrian users alike to enjoy.

Within easy reach are the north coast beaches of Perranporth and Newquay renowned for an almost three mile stretch of sandy beach and excellent surfing. Perranporth also offers a range of local amenities together with a links golf course. Other pretty villages with fabulous beaches nearby include Crantock and Holywell Bay.

The Cathedral City of Truro is approximately eight miles distance, the retail and administrative centre of Cornwall with many independent and national retailers represented. There is a wide variety of well established local schools, indoor and outdoor markets with charming cobbled streets.

Truro has a mainline rail station linking with London Paddington and Newquay Airport on the north coast offers a number of scheduled flights to both national and international destinations.



## DESCRIPTION

Set on a generous and surprisingly private corner plot, this beautifully presented five bedroom bungalow offers flexible, light-filled accommodation with two reception rooms, three bath/shower rooms, and extensive gardens designed for both relaxation and entertaining.

The property is wonderfully versatile, lending itself to a range of lifestyle needs. Whether you are looking to accommodate a growing family, support multi-generational living or create a balance between home and income, the layout allows the property to function as one substantial residence or as two relatively independent living spaces. This highly individual configuration must be viewed internally to fully appreciate the sense of space, adaptability and thoughtful presentation throughout.

## ACCOMMODATION

The spacious and versatile living accommodation, in brief comprises of two separate entrance halls, two kitchens with one opening to a breakfast/ dining space, three shower/ bathrooms, five bedrooms in total, utility room, dining room with can double as a sun room and a garage.

## OUTSIDE

Outside, the property enjoys a generous corner plot of approximately 0.25 of an acre, thoughtfully arranged into a variety of distinct areas.

There is ample driveway parking, currently configured as one large driveway with space for multiple vehicles. A convenient sweep-in, sweep-out design allows for easy access and manoeuvring.

To the front of the property are expansive lawned gardens, divided into two separate sections so that each side benefits from its own enclosed outdoor space.

The rear gardens offer a delightful combination of lawned areas, dedicated BBQ and seating spaces, and a charming covered courtyard-style garden, ideal for relaxing and alfresco dining. Both parts of the property enjoy their own enclosed garden areas, making the outdoor space perfectly suited to either a single-family home or dual-occupancy living.

## SERVICES

Mains water, electricity and drainage. LPG central heating via radiators. Basic and Superfast broadband are both available up to 80 Mbps (Ofcom). O2, Vodaphone and EE available (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom). PV Owned solar panels. Council tax band - E. Flood risk - Very low.

## VIEWINGS

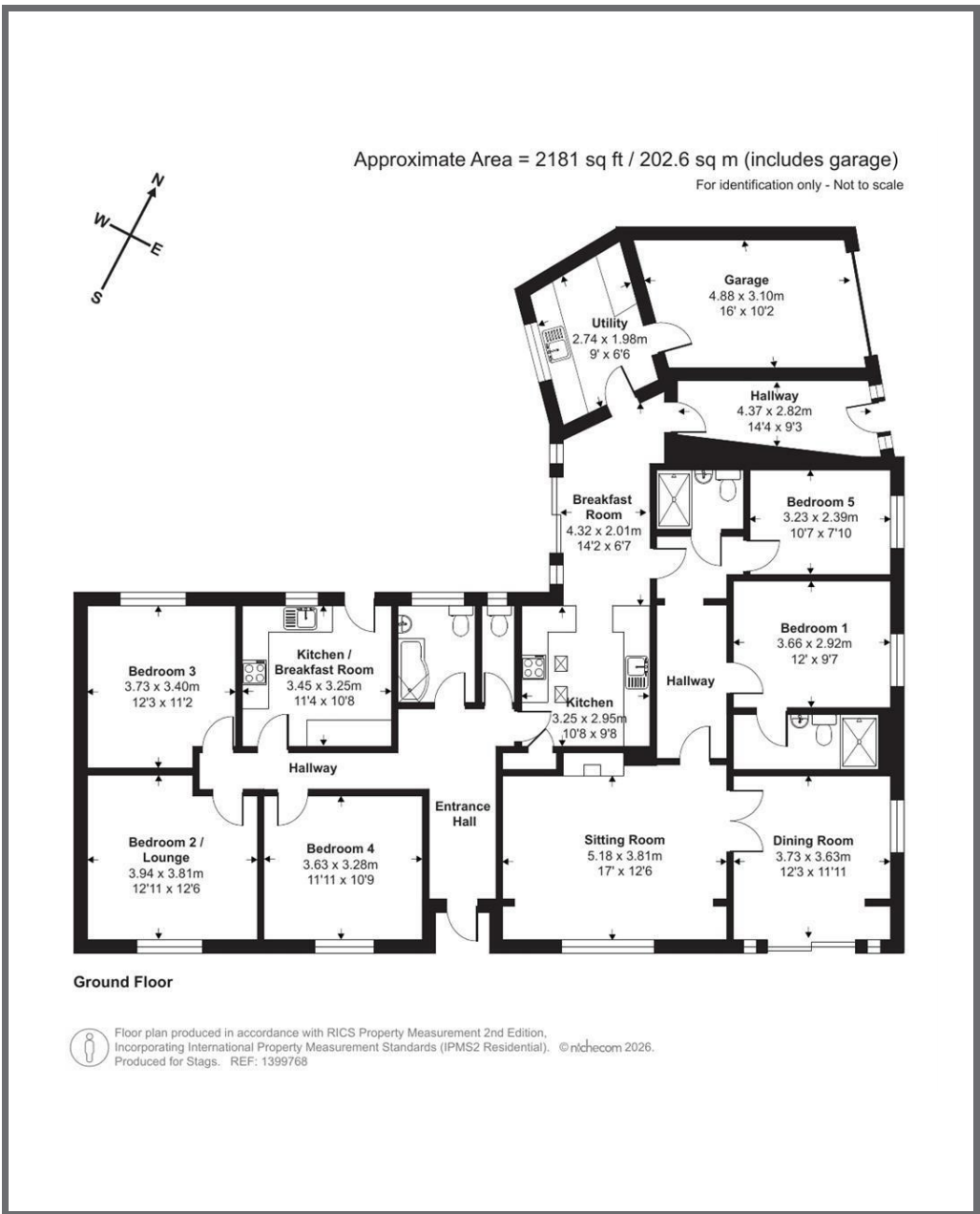
Strictly by prior appointment with Stags' Truro office.

## DIRECTIONS

Upon entering the village of Goonhavern the property is centrally located on the corner of Perranwell Road and the B3285 road leading to Perranporth, adjacent to the New Inn.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488