



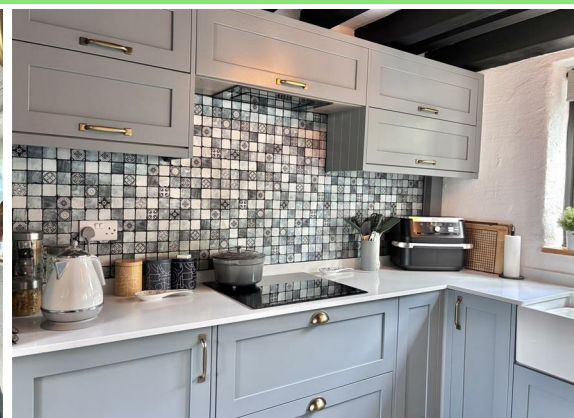
Goonhavern

Truro

TR4 9NN

Offers In Excess Of  
£390,000

- THREE WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- STRIKING STONE FIREPLACE WITH FULLY FUNCTIONAL LOG-BURNER
- NEWLY INSTALLED HOT WATER HEATING SYSTEM
- COMMUNAL ORCHARD WITH ABUNDANCE OF CORNISH FOLIAGE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- RECENTLY RENOVATED TO A HIGH STANDARD
- OFF ROAD PARKING AVAILABLE
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1194.79 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this immaculately renovated three-bedroom end-of-terrace cottage, perfectly positioned on the peaceful outskirts of Goonhavern. Blending contemporary style with traditional Cornish charm, this exquisite home is just a short distance from local amenities and transport links, offering the perfect combination of countryside living and everyday convenience. The current owners have carried out a sympathetic renovation to an exceptional standard, creating a property that exudes warmth, character, and modern elegance throughout.

Stepping inside, you are immediately greeted by a bright and airy entrance leading into a striking foyer and dining area. Vaulted ceilings and triple-glazed Velux windows flood the space with natural light, highlighting the sophisticated slate flooring beneath. This impressive space flows seamlessly into the recently installed kitchen, which is truly the heart of the home. Boasting a range of soft-close wall and base cupboards and drawers, generous quartz worktops, and a suite of newly fitted integrated appliances, it combines style and practicality. The freshly laid Amtico insulated LVT flooring adds a touch of luxury while providing durability for busy family life.

The lounge offers a cosy retreat for relaxing or entertaining, featuring a stunning exposed brick fireplace with a newly installed log burner, perfect for chilly Cornish evenings. Completing the ground floor is the master bedroom, a tranquil sanctuary with a contemporary en-suite shower room, offering both comfort and privacy.

Ascending to the first floor, the property continues to impress with two spacious double bedrooms, each fitted with triple-glazed Velux windows that ensure light, warmth, and peace. A beautifully finished family bathroom completes the first-floor accommodation, designed with a thoughtful attention to detail.

Externally, the cottage is surrounded by a private and beautifully maintained garden. The rear garden is a haven of mature foliage and shrubbery, complemented by a large, slated patio area ideal for summer entertaining, al fresco dining, or simply soaking up the Cornish sunshine. To the front, the community has planted a charming orchard featuring a variety of native Cornish trees and plantings, creating a serene and picturesque setting that enhances the property's appeal.

Additional benefits include off-road parking for two vehicles and connections to mains water, electricity, and drainage. Falling within Council Tax Band C, this exceptional cottage offers a rare opportunity to own a stylish, move-in-ready home.

#### LOCATION

Goonhavern is a charming and peaceful village situated in the heart of Cornwall. The village is well-served by local amenities, including a primary school, post office, village shop, and a traditional pub, making everyday living both easy and enjoyable. For those who enjoy exploring the Cornish coastline, the stunning beaches of the north coast, including Perranporth and Holywell Bay, are just a short drive away, offering golden sands, surfing opportunities, and breathtaking coastal walks. Surrounded by picturesque countryside and benefiting from excellent road links to nearby towns such as Truro, Goonhavern provides a welcoming community atmosphere, making it a highly desirable location for families, professionals, and those seeking a peaceful yet well-connected Cornish lifestyle.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

uPVC composite front door.

#### DINING ROOM

The room is filled with character, featuring beautiful hanging light fittings that add a touch of elegance. Two double-glazed windows to the front aspect flood the space with natural light, highlighting the charm of exposed beams overhead. A radiator ensures warmth and comfort, while slate flooring and skirting boards complete the room with a blend of style and practicality.

#### KITCHEN

This stylish kitchen seamlessly blends contemporary convenience with traditional character, featuring exposed beams that add charm and character to the space. Natural light pours in through the double-glazed windows, illuminating the range of wall and base soft-close cupboards and drawers, which provide excellent storage and workspace. The kitchen is fitted with elegant quartz worktops, complemented by a recently installed Bosch eye-level microwave and oven, and a four-ring induction hob with extractor fan above. A classic Belfast sink adds a touch of timeless appeal, while integrated appliances, including a washing machine, tumble dryer, fridge, and freezer, ensure practicality. Multiple power outlets and Amtico insulated LVT flooring complete the space.

#### LOUNGE

This inviting lounge beautifully combines character and comfort, featuring exposed beams and double-glazed windows to the front aspect that fill the room with natural light. The striking stone fireplace, complete with a fully functional log burner and slate hearth, serves as a stunning focal point, perfect for cosy evenings. A radiator ensures warmth, while multiple plug sockets and a television point provide modern convenience. Skirting boards and slate flooring add a touch of elegance, and uPVC double-glazed doors open seamlessly onto the garden, creating a harmonious flow between indoor and outdoor living.

#### BEDROOM ONE

Featuring exposed beams and a double-glazed window to the front aspect, this room is filled with character and natural light. A built-in wardrobe provides practical storage, while a radiator, television point, and multiple plug sockets offer modern convenience. Skirting boards and wooden flooring complete the space, with a door leading into:

#### EN-SUITE

This contemporary bathroom features an extractor fan and a double-glazed window to the rear aspect, allowing natural light to fill the space. Splashback tiling adds a stylish and practical touch, while the shower cubicle houses an electric shower. A wash basin and W.C. complete the room, with a radiator providing warmth and vinyl flooring offering a durable, easy-to-maintain finish.

#### FIRST FLOOR LANDING

The first-floor landing features a skimmed ceiling and exposed beams, adding character and charm to the space. A smoke alarm provides peace of mind, while a triple-glazed Velux window fills the area with natural light. Two built-in storage cupboards, one of which houses the new hot water cylinder, and the landing is completed with a radiator, skirting boards, and brand-new carpeted flooring, creating a bright and welcoming transitional space.

#### BEDROOM TWO

Skimmed ceiling and a triple-glazed Velux window that floods the room with natural light. A radiator ensures comfort, while a television point and multiple plug sockets



provide modern convenience. Skirting boards and elegant wooden flooring complete the space, creating a stylish and versatile bedroom.

#### **BATHROOM**

The bathroom is both stylish and practical, featuring a skimmed ceiling and a triple-glazed Velux window that fills the space with natural light. An extractor fan ensures ventilation, while splashback tiling adds a sleek, easy-to-clean finish. The shower cubicle houses an electric shower, complemented by a wash basin and W.C. A radiator provides warmth, and skirting boards and vinyl flooring complete the room.

#### **BEDROOM THREE**

This bright and comfortable room features a skimmed ceiling and a triple-glazed Velux window that fills the space with natural light. A radiator ensures warmth, while a television point and multiple plug sockets provide modern convenience. Skirting boards and carpeted flooring complete the room.

#### **EXTERNALLY**

##### **GARDEN**

Externally, the cottage is surrounded by a private and beautifully maintained garden. The rear garden is a haven of mature foliage and shrubbery, complemented by a large, slated patio area ideal for summer entertaining, al fresco dining, or simply soaking up the Cornish sunshine. To the front, the community has planted a charming orchard featuring a variety of native Cornish trees and plantings, creating a serene and picturesque setting that enhances the property's appeal.

##### **PARKING**

Additional benefits include off-road parking for two vehicles.

##### **AGENTS NOTE**

We have been informed that there is a monthly service charge of £25, which contributes towards the maintenance and upkeep of the communal areas.

##### **SERVICES**

The property is connected to mains water, electricity and drainage. It also falls under Council Tax Band C.

##### **MATERIAL INFORMATION**

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.





Goonhavern, Truro, TR4 9NN

Heating features: Double glazing, Triple glazing, and Wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good  
Parking: Allocated and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Lateral living  
Coal mining area: No  
Non-coal mining area: Yes  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

1 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

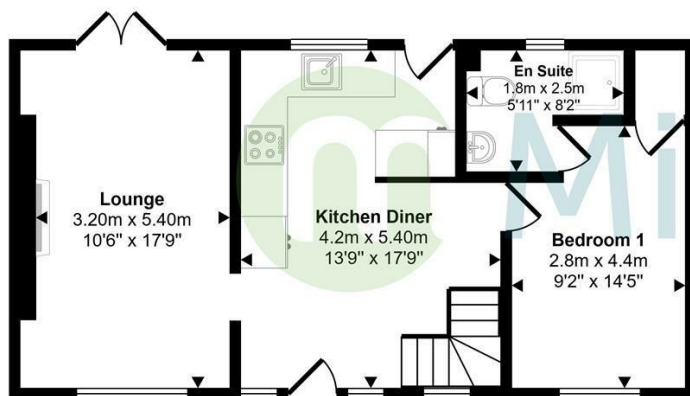
T: 01726 72289

[www.millerson.com](http://www.millerson.com)

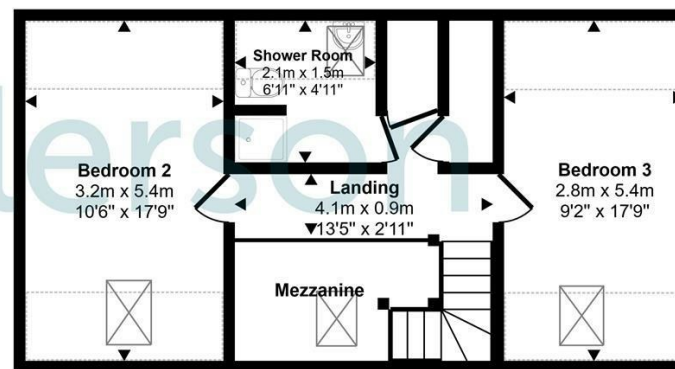
## Scan QR For Material Information



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Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		43	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	