



MAP estate agents
Putting your home on the map

Mount Hawke, Truro

Mount Hawke Truro Cornwall

St Agnes Village 2.1 miles | A30 Trunk Road 2.3 miles |
Porthtowan Beach 3.1 miles | Perranporth Beach 8.1 miles | Truro
10 miles | Newquay airport 13.5 miles | Falmouth 15 miles |
Plymouth 50 miles | Exeter 91 miles (Distances are approximate)

Apple Tree Cottage is a brand new beautiful detached luxury family home located in a tucked away location within the popular village of Mount Hawke. Offering excellent specification throughout and boasting many quality features which includes fitted oak veneer internal doors, LVT flooring plus carpets to the first floor accommodation whilst throughout there are double glazed windows and doors complimented by an air source heating system.

Entrance hallway | Lounge | Bedroom four/study | Kitchen/diner |
Downstairs shower room | Utility room | Three bedrooms | Principal
en-suite | Family bathroom | Garage | Driveway parking | Rear
garden

£599,950
Freehold



Property Introduction

Approached via a long private driveway leading to a gravelled parking area, a paved pathway leads you to the front door and in turn accesses into the entrance hallway. From here, the accommodation flows taking you into a lounge, shower room, bedroom four/study and arguable the standout feature being the well equipped fitted kitchen/diner with integrated appliances and both bi-folding and sliding patio doors accessing out into the garden. A generous utility room completes the ground floor accommodation whilst to the first floor and three further good sized bedrooms accessed off the main landing, the principal having an en-suite shower with the family bathroom completing the accommodation. From the first floor can be enjoyed pleasant views towards to North coast taking in St Agnes Beacon.

Externally, the finish to the property is a combination of stone and timber cladding to the front elevation whilst matching the detached single garage. A pathway accessed via the side leads around to the enclosed rear garden laid to lawn with a sunken paved patio.

Apple Tree cottage is a property considered to be an ideal purchase for those buyers looking for a quality new build home enjoying a tucked away location yet close to the local shops and amenities of the village.

Location

Mount Hawke is a popular and sought-after village located close to the rugged north coast and offers a general Post Office, convenience store, nursery and a primary school. The village is also ideally situated for access to the main A30 trunk road making travelling to most parts of the county more accessible. The quaint village of St Agnes is within a short driving distance as well as the popular surfing beaches of Porthtowan and Perranporth.

Truro, being the main centre in Cornwall, is approximately ten miles distant with its many high street shopping multiples as well as a good range of independent shops plus the popular Pannier Market and Hall for Cornwall.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Doorway to exterior, staircase to first floor, under stair storage cupboard. LVT flooring.

LOUNGE 13' 10" x 13' 1" (4.21m x 3.98m)

uPVC double glazed window to front elevation. LVT flooring. Downlighters.

BEDROOM FOUR/STUDY 9' 9" x 9' 0" (2.97m x 2.74m)

uPVC double glazed window to front elevation. LVT flooring. Downlighters. Built-in storage cupboard.

SHOWER ROOM

uPVC double glazed window. Wash hand basin with drawers under, splashback and mirror over, shower cubicle, chrome heated towel rail, downlighters, LVT flooring, extractor fan.

KITCHEN/DINER L-shaped room

KITCHEN AREA 14' 5" x 9' 3" (4.39m x 2.82m)

uPVC double glazed window to rear elevation overlooking the garden. 'Velux' window. One and a quarter sink unit with mixer tap. A good range of base and wall mounted storage cupboards. Integrated dishwasher, double 'Neff' oven, fridge, two drawer pan cupboard, a range of composite quartz worktops, induction hob with extractor over.

DINING AREA 18' 3" x 10' 6" (5.56m x 3.20m)

A magnificent room which could also be utilised as a further living space with uPVC sliding patio doors and bi-folding doors taking you into the garden. LVT flooring. Downlighters.

UTILITY ROOM 13' 11" x 6' 0" (4.24m x 1.83m)

uPVC double glazed door to exterior. Single stainless steel sink unit, composite quartz worktop, variety of base and wall mounted storage cupboards, water tank. LVT flooring. Downlighters.

LANDING

'Velux' window. Radiator, Built-in storage cupboard, downlighters.



PRINCIPAL BEDROOM 13' 11" x 13' 8" (4.24m x 4.16m)

uPVC double glazed window to front elevation enjoying pleasant views towards the North coast taking in St Agnes Beacon. Radiator, walk-in wardrobe. Access to :-

EN-SUITE

'Velux' window, WC with concealed cistern, walk in shower, wash hand basin with drawers under, splashback and mirror over, chrome heated towel rail. Tiled floor, extractor fan.

BEDROOM TWO 14' 8" x 10' 7" (4.47m x 3.22m)

uPVC double glazed widow to rear elevation. Radiator. uPVC double glazed window to side elevation. Access to loft.

BEDROOM THREE 11' 9" x 10' 6" (3.58m x 3.20m)

uPVC double glazed window to front elevation with views towards to North coast and taking in St Agnes Beacon. Further uPVC double glazed window to side elevation, radiator.

FAMILY BATHROOM

uPVC double glazed window to side elevation. Panelled bath with shower tap with attachment over and shower screen. Chrome heated towel rail, close coupled WC, wash handbasin with double drawers under. Tiled splashback and mirror. Tiled floor. Extractor fan.

EXTERIOR

The property is approached via a shared driveway which leads to parking being gravelled and access to the detached single garage. Steps and a slate sloped entrance suitable for those requiring

wheelchair access leads into the property. A pathway via the side takes you around to the enclosed rear garden with a sunken paved patio enjoying a good degree of privacy with external power point, lighting and water tap. From here, steps lead up to an extensive lawned garden with a variety of shrubs and trees.

GARAGE 17' 10" x 13' 7" (5.43m x 4.14m)

Single up and over door, power connected and pedestrian door to side.

AGENTS NOTES

As the property is a new build, the Council Tax band for the property is to be assessed and confirmed.

The property benefits from a 10 year architect certificate.

Please note, some internal images have been furnished with the use of CGI.

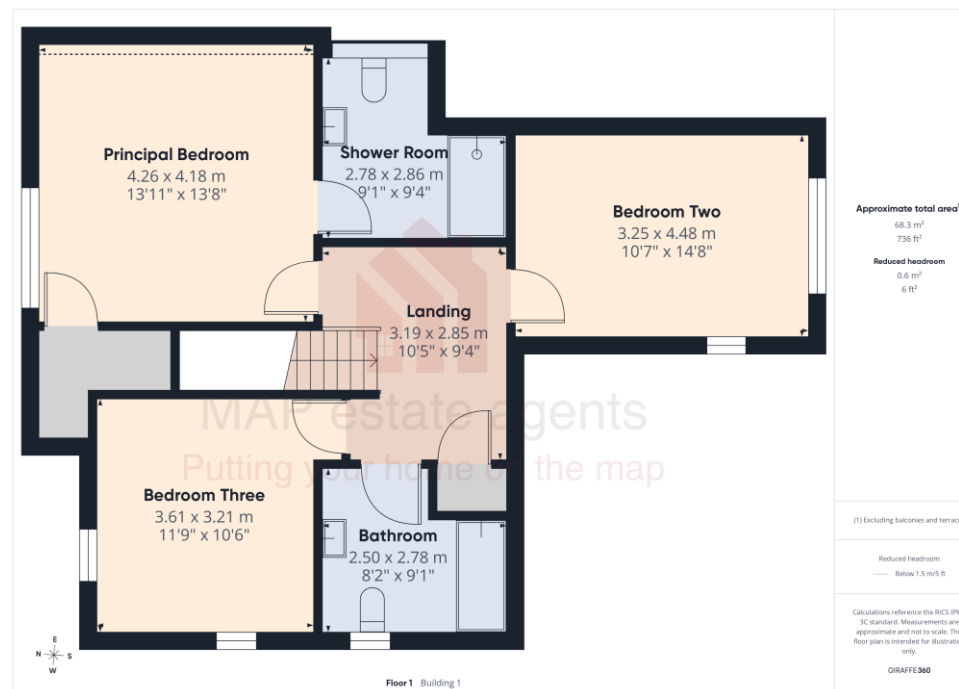
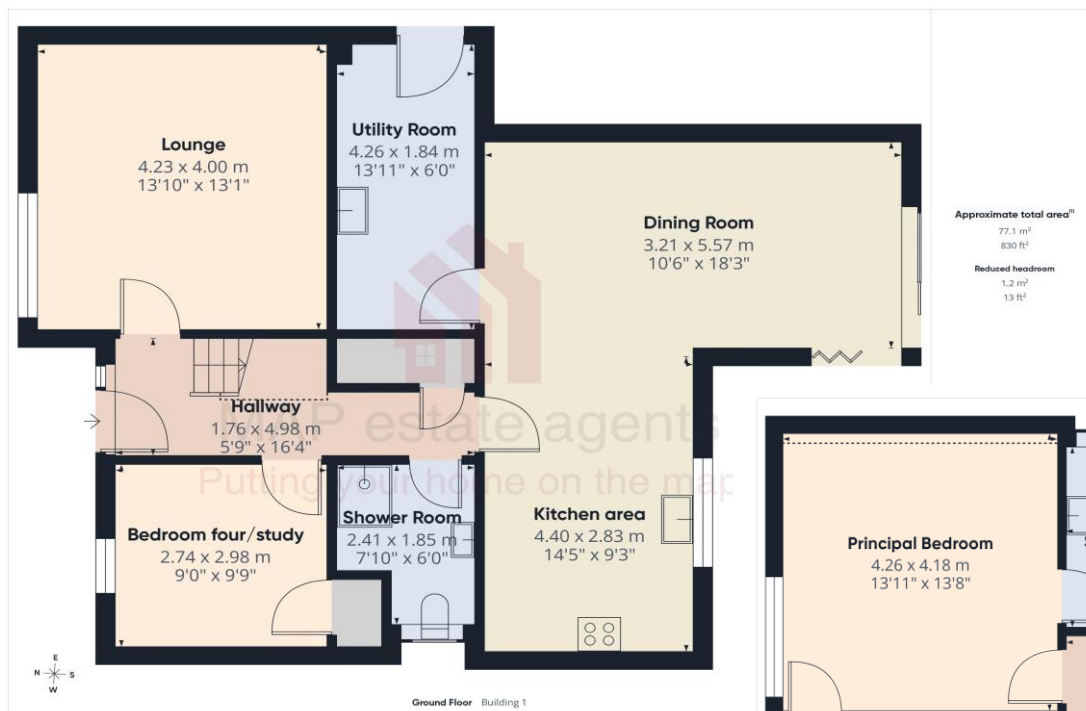
SERVICES

Mains drainage, mains water and mains electricity.

DIRECTIONS

Proceeding into Mount Hawke past the village school on the right hand side, continue down the hill taking the next turning on the left just past Beacon View where a MAP for sale board has been erected for identification purposes. Continue down this lane taking you past a row of cottages on the left hand side, bearing immediately left where the driveway will take you to the property. If using What3Words :- Hourglass.Carbonate.Coasting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	81	88
	EU Directive 2002/91/EC	



MAP's Top reasons to view this home

- A luxury detached new build family home
- Located in a tucked away position within the village
- Four bedrooms, principal en-suite shower room
- Magnificent fitted kitchen/diner with integrated appliances
- Ground floor shower room plus first floor family bathroom
- Separate utility room
- uPVC double glazed windows and doors plus air source heating system
- Detached garage plus further gavelled driveway parking
- Enclosed rear garden plus sunken paved patio
- Exceptional high quality finish

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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