



St. Agnes, Cornwall, TR5 - Psykes Fold – Space, Style & Contemporary Coastal Living Near St Agnes – READY NOW!

Guide Price £1,100,000

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Psykes Fold – An Exceptional Brand-New Four-Bedroom Luxury Home near St Agnes – READY NOW!

Psykes Fold – Contemporary Coastal Living, Beautifully Finished & READY NOW!

READY NOW and built to an exceptional standard, Psykes Fold is a spectacular brand-new four-bedroom detached home in Goonbell, on the outskirts of St Agnes. Forming part of an exclusive collection of just five luxury homes, it enjoys a semi-rural setting, generous gardens and far-reaching views towards St Agnes Beacon.

Inside, light-filled accommodation centres around an incredible open-plan kitchen, living and dining space. The beautiful three-tone kitchen features an impressive island, breakfast bar, integrated appliances and extensive storage, while bi-fold doors create a seamless connection to the substantial raised sun terrace and enclosed wraparound lawn. A separate snug/office, fitted utility, excellent storage and locally handcrafted oak staircase add style and practicality.

Upstairs are four generous bedrooms including an impressive principal suite, complemented by beautifully finished bathrooms with quality Roca sanitaryware. Outside, extensive parking leads to a detached double garage with EV charger, shower/WC and a superb office/games room/studio above. An external shower with resin drainage is perfect for sandy feet, dogs, wetsuits and surfboards after days on the coast.

Air-source heating, underfloor heating across both floors, MVHR and solar thermal technology complete this energy-conscious home. With St Agnes, its beaches, independent shops, restaurants and spectacular coastline all within easy reach, Psykes Fold offers an exceptional combination of space, quality and contemporary Cornish living.





- **BRAND-NEW & READY NOW!** – Exceptional four-bedroom detached luxury home.
- Approx. 253 sq m – Impressive accommodation plus garage/studio.
- Indoor/outdoor living – Bi-fold doors open onto large sun terrace and garden.
- Detached double garage & studio (Shower/WC & superb office/games room above)
- Extensive parking & EV charging – Private driveway with parking for numerous vehicles.
- Superb St Agnes location, Close to beaches, coast path, village and countryside.
- Show-stopping kitchen/living space – Island & breakfast bar
- Four generous bedrooms + snug – Fantastic space for family life and home working.
- External shower for sandy feet, dogs, wetsuits and surfboards!
- Energy-efficient & beautifully finished – Air-source heating, underfloor heating, MVHR and solar thermal.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements