



5 Bed main house

1 Bed annexe

Oil central heating

Double glazing

Chy Vounder, Water Lane, St. Agnes, TR5 0QZ

Guide Price £780,000

Impressive five-bedroom, three-bathroom main home with attached one-bedroom annexe giving dependent relative and income potential. Popular location convenient for the village amenities and also a half mile from Trevaunance Cove.



Property Description

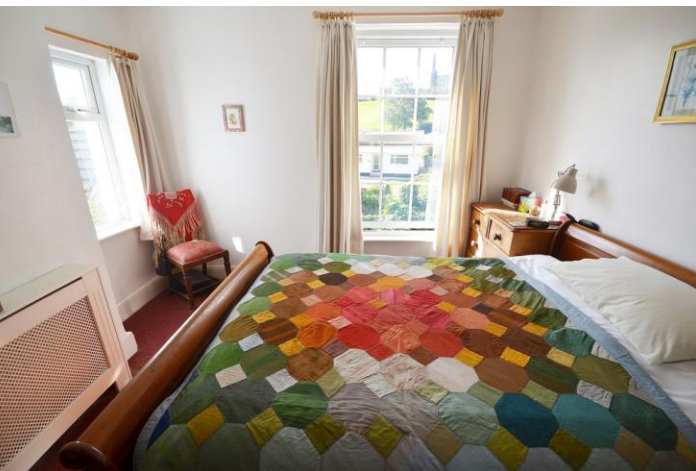
This substantial and imposing detached property was originally built in the 1920's and has been considerably updated and improved over the years as well as having an annexe extension added to one side. The property, which is double glazed, has oil fired central heating and the benefit of owned photovoltaic panels, generating an electricity income to contribute towards the running costs of the property.

Having extensive parking at the front, there is an integral garage, delightful decked area that is positioned to maximise the southerly aspect below which is further storage. The main house offers impressive accommodation with sitting room, separate dining room, breakfast room/office and kitchen on the ground floor whilst on the first floor there are five bedrooms, two of which have ensuite facilities and a family bathroom.

The annexe to the side has an attractive sitting room with double doors opening onto its own southerly facing veranda, behind which is a kitchen with conservatory style roof and from the corner of the sitting room a spiral staircase rises into the bedroom, off which is located a shower room. This accommodation gives the opportunity to provide an additional income from the main dwelling or alternatively to house more than one generation, if required.

Outside the property the gardens are primarily located to the front, comprising of an extensive gravelled parking area, lawn with mature borders and a front paved patio area which leads to an attractive deck. Below the annexe is a generous garage and there is a further store shed located to one side.





LOCATION

Being located towards the village end of Water Lane, this extremely popular and convenient location provides excellent access not only to St Agnes and its various amenities but approximately a half mile walk down to the cove at Trevaunance. St Agnes itself is fast becoming one of Cornwall's most sought after locations with a delightful combination of local facilities which include bars, bistros and cafes, several public houses, two butchers, a bakery, two vegetable shops and two mini supermarkets, along with doctors surgery, dentists, library and primary schooling facilities. Situated in an area of outstanding natural beauty, there is excellent pedestrian access out onto the stunning north coastal footpath.

MAIN HOUSE

HALLWAY

With stairs to first floor with cupboard below.

SITTING ROOM

13' 3" x 13' 2" (4.05m m x 4.02mm) With an ornate wood burner with Minster style stone fire surround.

DINING ROOM

14' 8" x 13' 1" (4.48m x 4.0m) With picture rail.

BREAKFAST ROOM/OFFICE

12' 10" x 11' 3" (3.93m x 3.43m) A door links from the one corner through to the annex accommodation.

KITCHEN

12' 1" x 11' 2" (3.69m x 3.42m) With an under mounted 1 1/2 basin sink unit with granite work surfaces. Range style cooker. Slate flooring. Double doors to the rear.





LANDING

With access to roof space. Stripped wood doors leading off to the various rooms

BEDROOM

12' 2" x 11' 3" (3.72m x 3.43m) With wash basin.

BEDROOM

13' 3" x 11' 8" (4.04m x 3.57m) Dual aspect.

ENSUITE

10' 1" x 6' 0" (3.09m x 1.84m) Containing a white suite comprising of jacuzzi bath, separate shower, vanity wash basin, low level wc and tiled floor and walls.

BEDROOM

10' 2" x 9' 10" (3.12m x 3.0m) Vanity wash basin.

BEDROOM

13' 6" x 10' 2" (4.12m x 3.10m)

ENSUITE

7' 6" x 6' 3" (2.3m x 1.91m) Containing panelled bath, wc, wash basin, heated towel rail and tiled walls.

BEDROOM/OFFICE

11' 1" x 7' 6" (3.4m x 2.30m) plus large airing cupboard and shelved recess.

FAMILY BATHROOM

6' 9" x 4' 9" (2.06m x 1.46m) Containing a white suite comprising panelled bath with mixer shower attachment, vanity basin, low level wc and heated towel rail.

ANNEXE

SITTING ROOM

17' 5" x 13' 3" (5.32m x 4.06m) With an attractive spiral staircase, electric heater, double doors opening to front sun deck.



KITCHEN

11' 4" x 6' 10" (3.46m x 2.09m) With a conservatory style roof and a range of matching base, wall and drawer units, work surface and stainless steel sink unit. Access door to side.

FIRST FLOOR BEDROOM

13' 3" x 10' 10" (4.05m x 3.31m) With access to roof space and the spiral staircase rising into the corner of the room.

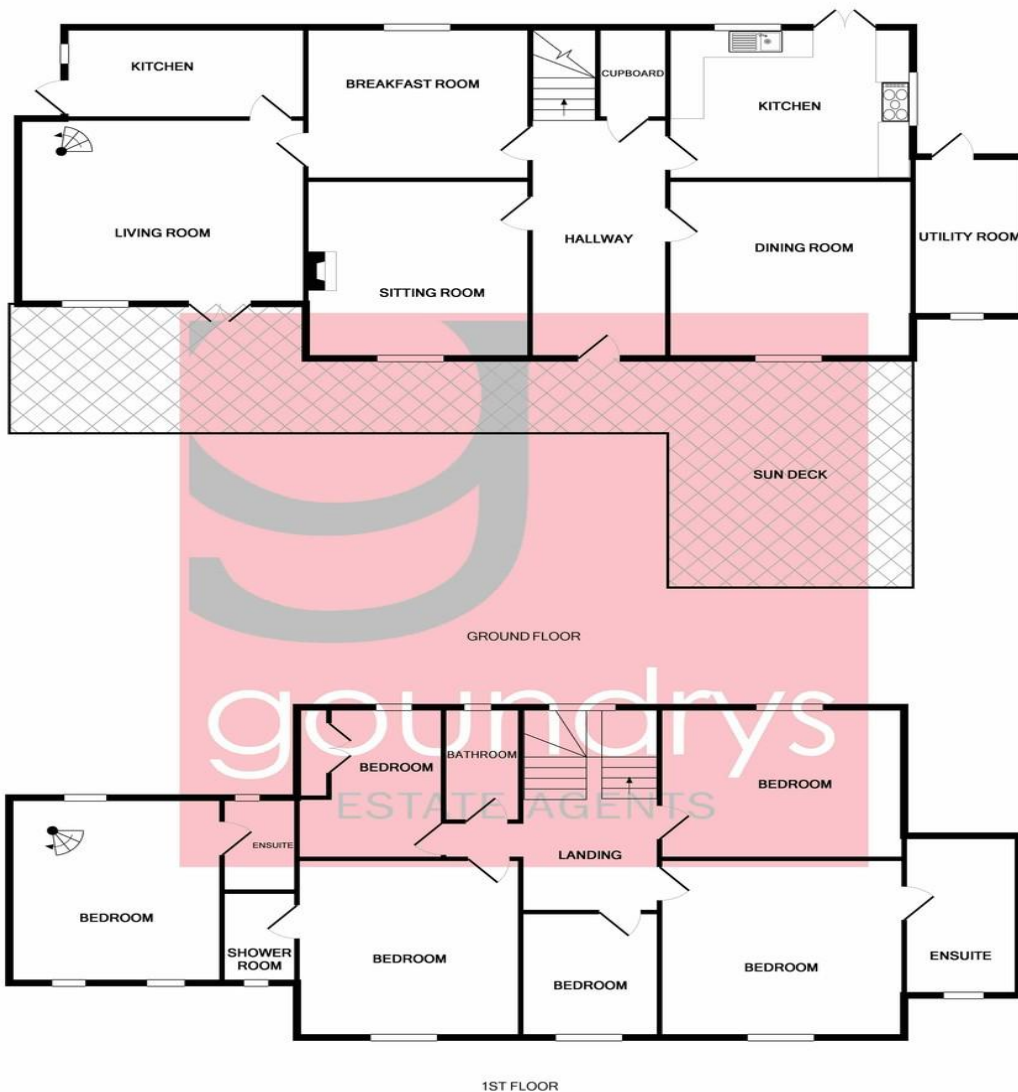
SHOWER ROOM

6' 2" x 5' 4" (1.9m x 1.63m) Containing a white suite comprising shower cubicle, wc and wash basin.

OUTSIDE**UTILITY ROOM AND OUTSIDE WC**

Contains a wc, plumbing for washing machine and has power and light connected

GARDEN STORE/RECYCLING SHED



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Two south facing decked areas situated to the front of the property, extensive gravelled parking area, further corner store shed, large integral garage with wooden doors and storage area below one of the decked sitting areas.

All in all, a magnificent and imposing family home in a wonderful location for St Agnes.

DIRECTIONS

From our office continue down Town Hill past the church and at the mini roundabout at the bottom continue straight on as if to head towards Perranporth. However, before going up the hill turn right into Rosemundy and immediately left into Water Lane and the property will be found after several hundred metres along on your left-hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 81 |
| EU Directive 2002/91/EC | | | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 57 | 71 |
| EU Directive 2002/91/EC | | | |

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