



Set Back From The Road

Parking For Numerous Vehicles

Four Bedrooms

Three Receptions

Presingoll House, Penwinnick Road, St. Agnes, TR5 0PA

Guide Price £625,000

An impressive, four bedroom residence enjoying a high degree of privacy. Set back from the road, this property provides three reception rooms and gardens to both front and back.



Property Description

Set back and secluded off Penwinnick Road is this impressive four-bedroom residence.

Externally there is driveway parking for a number of vehicles, a detached garage, attached barn and garden areas to both front and back.

An entrance hallway welcomes you into the property. With history steeped within its walls, 'Presingoll House' still offers many original features throughout.

The ground floor accommodation is complete with a living room, sitting room, dining room, family bathroom and kitchen. As there are three reception spaces, in turn, you will have versatility as to how you arrange the living accommodation. The ground floor also provides ample storage opportunities, and you may even come across an additional staircase to the first floor, which would have been used by the staff!

On the first floor you will find the four bedrooms and a WC, which is positioned on the half landing. All the rooms are of good proportions and some have views over the countryside to the rear.

As mentioned, there is an attached barn to the rear adjoining the kitchen. This outbuilding is accessible through the kitchen or from the rear garden. While currently used for storage, this area could be improved and incorporated into the main dwelling if required (subject to required permissions).

While the property has been well loved and cared for by our clients, some purchaser may now find it necessary for them, to update in areas and imprint their own cosmetic impressions.





In summary, this detached property offers generous accommodation in a convenient location. Full of history and potential, a viewing is highly recommended.

LOCATION

St Agnes is a picturesque village situated on the spectacular North coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is famed for its Beacon, mining heritage and captivating coastal scenery.

The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops and local businesses, many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

The popular surfing and bathing beaches of Chapel Porth, Porthtowan, Perranporth and Trevaunance Cove are all within 5 miles and benefit from seasonal lifeguard cover.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

INFORMATION

Tenure : Freehold

Private Drainage

No surveys or searches have been undertaken. We have not seen title documents.



ACCOMMODATION

ENTRANCE HALLWAY

5' 8" x 21' 3" (1.74m x 6.49m) Including Stairs

LIVING ROOM

12' 7" x 14' 8" (3.86m x 4.49m)

SITTING ROOM

12' 4" x 12' 2" (3.77m x 3.73m)

DINING ROOM

11' 5" x 11' 3" (3.48m x 3.45m)

BATHROOM

6' 0" x 8' 7" (1.83m x 2.63m)

KITCHEN

8' 6" x 12' 2" (2.61m x 3.72m)

ATTACHED BARN

Accessible from the garden or through the kitchen.



FIRST FLOOR

WC

Positioned on the half landing

BEDROOM

9' 4" x 9' 10" (2.85m x 3.02m)

BEDROOM

14' 7" x 12' 8" (4.46m x 3.88m) Widening to 5.56

BEDROOM

12' 0" x 11' 6" (3.66m x 3.53m)

BEDROOM

12' 1" x 11' 11" (3.70m x 3.65m)

DETACHED GARAGE



EPC GRAPH TO FOLLOW

6 Churchtown, St Agnes,
Cornwall, TR5 0QW

www.goundrys.co.uk
01872 552560
gareth@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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