



- Quiet Yet Convenient Location
- Sea View From First Floor
- Integral Garage
- Tastefully Updated

## Penpoll, Wheal Friendly, St. Agnes, TR5 0SP

Guide Price £750,000

An extremely rare opportunity to purchase a spacious detached four bedroom property with lovely sea and coastal views from the first floor. This attractive property is situated in a delightful non-estate position just a few minutes walk from the heart of the village.





## PROPERTY DESCRIPTION

An extremely rare opportunity to purchase a spacious detached four-bedroom property with lovely sea and coastal views from the first floor. This attractive property is situated in a delightful non-estate position just a few minutes' walk from the heart of the village.

Having been tastefully updated, modernised and extended, 'Penpoll' now offers light and versatile accommodation, arranged over two floors.

On the ground floor you will find two bedrooms (One currently used as a formal dining room), a useful utility room, family bathroom, living room and a kitchen/diner. On the ground floor you can also access the integral garage. The garage has been built and finished to a specification that should it be required; could easily be used as another bedroom or further reception space (subject to the required permissions).

The living room is dual aspect therefore flooded with natural light and an attractive log burner provides a warm focal point. The living room as with the majority of rooms has fitted shutters.

The kitchen/diner benefits from providing an integrated oven / hob with a range of under counter space and drawer units. This L shape room has French doors leading out to the generous gardens.

The first floor provides two further bedrooms - with eye catching sea and coastal views, and a shower room.

Externally this fine property provides recently installed brick paved driveway and well-proportioned, delightfully presented, gardens which enjoy a degree of privacy and an array of mature shrubs and plants



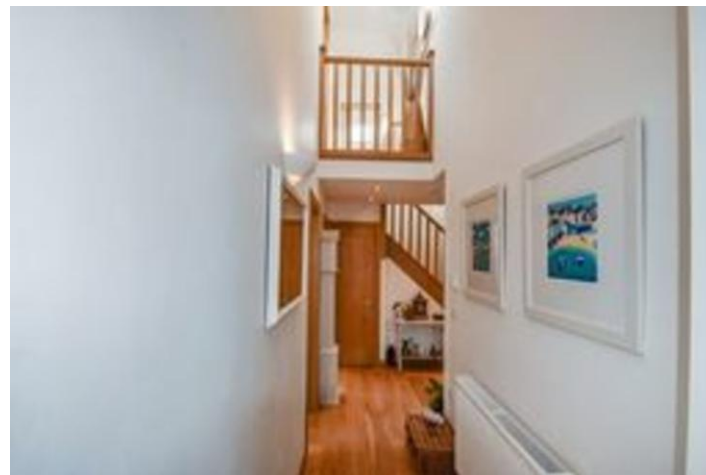




In summary, 'Penpoll' offers a fantastic opportunity for those looking for a family home in a quiet yet central location. With the views on offer along with the quality of finish, we advise all interested parties to book a viewing at their earliest convenience to avoid disappointment.

#### LOCATION

Wheal Friendly is an extremely desirable location found in a quiet position at the end of a short unmade lane just off Trevaunance Road, offering dramatic sea and coastline views towards Perranporth that make this part of Cornwall so spectacular.



From Wheal Friendly you are just a couple of minutes walk from the village centre or for the more adventurous the miles of unspoilt coastal footpaths, the Beacon and the beach at Trevaunance Cove area easily accessible.

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 coastal pathways and scenic countryside walks that are so distinctive to the area.

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







#### INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage via septic tank.

The property has double glazing.

Oil fired central heating.

Superfast broadband is available in the village.

#### ACCOMMODATION

##### ENTRANCE HALL

##### UTILITY ROOM

6' 11" x 7' 8" (2.11m x 2.35m)

##### INTEGRAL GARAGE

9' 3" x 16' 9" (2.82m x 5.11m)

##### BEDROOM

9' 10" x 11' 2" (3.00m x 3.42m)

##### BEDROOM

9' 7" x 11' 2" (2.93m x 3.41m)

##### BATHROOM

7' 0" x 7' 10" (2.14m x 2.40m) Maximum measurements.

##### LIVING ROOM

14' 10" x 11' 10" (4.54m x 3.62m)

##### KITCHEN AREA

9' 11" x 14' 10" (3.03m x 4.54m)

##### DINING AREA

9' 3" x 7' 10" (2.82m x 2.40m)





## FIRST FLOOR

### BEDROOM

9' 10" x 15' 0" (3.02m x 4.59m) Head height restrictions in areas.

### SHOWER ROOM

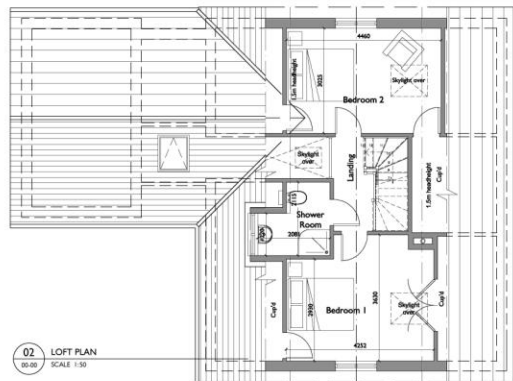
3' 10" x 9' 1" (1.17m x 2.78m)

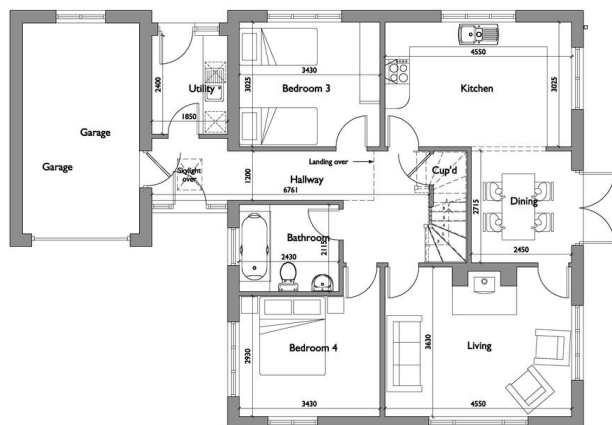
### BEDROOM

9' 10" x 15' 0" (3.00m x 4.59m) Head height restrictions in areas.

### DIRECTIONS

From our office in Churchtown, follow the one way system for a short distance and turn left into Trevaunance Road, continue along and after approximately quarter of a mile turn right into Wheal Friendly. Go down the short unmade lane and turn left into the cul-de-sac. Penpoll is the second to last property on the left.





01 GROUND FLOOR PLAN  
00-00 SCALE 1:50

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		43	61
EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		35	51
EU Directive 2002/91/EC			

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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