

STAGS

The Grange


GOOD





The Grange,

Barkla Shop, St Agnes, Cornwall, TR5 0AB

St. Agnes 1.5 miles - Truro 7.6 miles - Falmouth 15.3 miles

A superbly presented detached residence set within just over 4 acres and benefitting from outstanding energy efficiency.

- Tastefully refurbished to a high standard
- Approximately 4.11 acres in all
- Superb location within easy reach of the north coast
- Stables & outbuilding
- Council Tax Bad: F
- Outstanding energy efficiency (rating A 107)
- 6 Bedrooms
- Impressive rural views
- Double garage & parking
- Freehold

Guide Price £950,000

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SITUATION

The property occupies a private position within the hamlet of Barkla Shop, located a short distance from the popular coastal town of St Agnes. It is ideally situated for access to the town, as well as the scenic coastal walks in the area, including those across St Agnes Beacon, and the renowned surfing beaches at Trevaunance Cove and Chapel Porth.

A junction to the A30 dual carriageway is available at Chiverton Cross to the south, providing excellent connectivity. The cathedral city of Truro, Cornwall's principal commercial and retail centre, is also within easy reach and offers a mainline rail service to London Paddington.

DESCRIPTION

The current owners have undertaken an extensive refurbishment of this spacious six-bedroom detached bungalow, creating an impressive contemporary home with outstanding energy efficiency and underfloor heating throughout.

The versatile accommodation is centred around a superb open-plan kitchen and living space, featuring quartz countertops, solid oak cabinet fronts, a double sink, space for an electric range cooker, a built-in dishwasher, a pantry, and a central island providing additional worktop space. The dining area is enhanced by sliding doors to the rear, while the living area benefits from a wood-burning stove and direct access to a generous conservatory, including a hot tub.

The principal bedroom suite occupies its own private wing of the property and comprises a substantial double bedroom, a dressing room, an impressive en suite bathroom, and french doors opening onto a composite decked terrace with breathtaking views over the property's land and the surrounding countryside.

In addition, there are five further bedrooms, one of which is currently used as a gym and another a home office, alongside two well-appointed bathrooms.

Further benefits include a fully equipped utility room with a dog shower, adding practicality to this exceptional family home.

A key feature of the property is its outstanding energy efficiency (EPC Band A). The property benefits from 10.8kW ground-mounted solar panels, mounted on a Cornish Rocker frame, together with 20kW battery storage across two phases, supplying the air source heat pump. The energy rating is also noted as being in excess of the usual top banding (107/100), further highlighting the exceptional efficiency benefits the property has to offer.













OUTSIDE

The property is approached via a private gravel driveway, opening onto an extensive parking area providing ample space for numerous vehicles, and giving access to a double garage.

The beautifully maintained gardens are predominantly laid to lawn and enjoy a delightful aspect, backing onto a gently sloping pasture paddock, affording far-reaching views across the surrounding land.

Further enhancing the appeal, the property benefits from a chicken run (incorporating solar panels), stabling, outbuildings, and an open-fronted multi-purpose barn, offering excellent versatility. The current owners have created a new accessway from the road into the yard area, providing a useful second access into the property.

In all, the property extends to approximately 4.11 acres.

SERVICES

Mains water and electricity. 10.8kW ground-mounted solar panels, mounted on a Cornish Rocker frame. 20kW battery storage across two phases. Heating and hot water via an air source heat pump. Private drainage via a septic tank.

Phone: Good outdoor and indoor available (Ofcom). Internet: standard and superfast available (Ofcom).

Please note the agents has not inspected or tested these services.

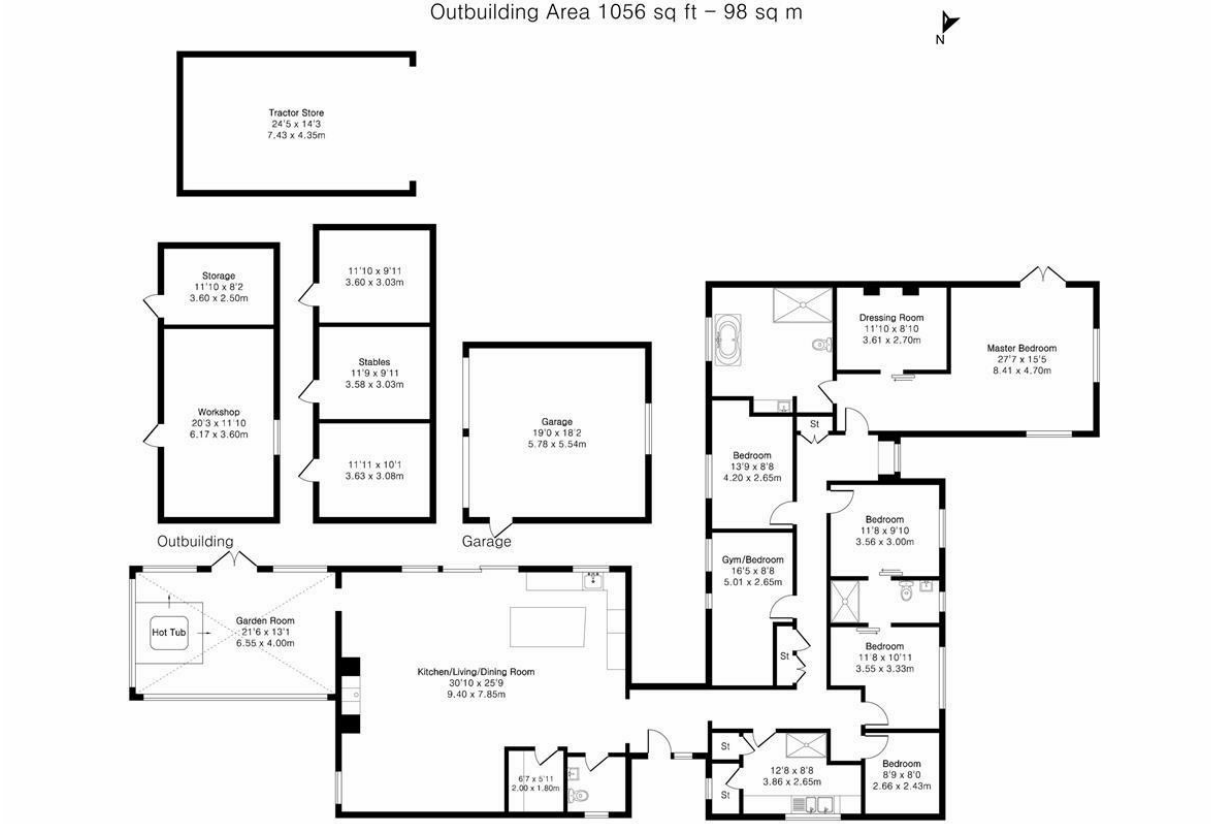
VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///pegs.energetic.shoelaces

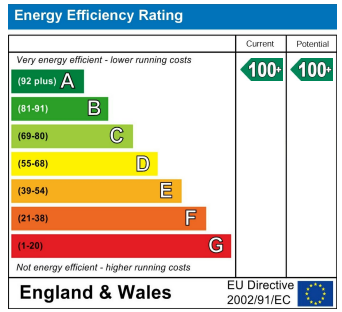
Approximate Gross Internal Area 2750 sq ft - 255 sq m
(Excluding Garage & Outbuilding)
Garage Area 348 sq ft – 32 sq m
Outbuilding Area 1056 sq ft – 98 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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