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Trevellas, St Agnes

## St Agnes, Truro

Perranporth 1.5 miles | St Agnes 2.5 miles | Truro 10 miles |  
Newquay Airport 15 miles | Falmouth 16 miles | Plymouth 56  
miles | Exeter M5 90 miles (Distances are approximate)

Situated within the hamlet of Trevellas and conveniently located for access to the popular north coastal town of Perranporth and the village of St Agnes, this south facing character cottage is ideal for family occupation.

Conservatory | Lounge | Dining room | Bedroom four/office |  
Kitchen | Ground floor bathroom | Three bedrooms –  
principal bedroom with en-suite shower room | Garage |  
Ground floor shower room | Garden | Driveway parking

**£525,000**

**Freehold**



## Property Introduction

Offering versatile accommodation, there are four bedrooms with the option of using the ground floor bedroom as a home office if required. The lounge focuses on a recessed wood burning stove and has a beamed ceiling, there is a conservatory to the front overlooking the enclosed garden whilst a separate dining room gives access to a fitted kitchen. The bathroom is on the ground floor. One will find oil fired central heating and double glazing.

Enclosed well cared for gardens lie to the front and rear and there is ample parking together with a detached garage.

In summary, this character property is in a desirable location and requires a closer inspection to be fully appreciated.

To whet your appetite, why not view our interactive virtual tour prior to arranging a viewing!

## Location

Country walks from the cottage lead to Trevellas Cove, Perranporth and Perrancombe, Perranporth is famed for its wide sandy beach, has a mix of local shopping, Public Houses and schooling for younger children.

The village of St Agnes close to Cornwall's rugged north coast also offers a wide selection of local shops, choice of Public Houses and nearby Trevaunce Cove with its sandy beach is popular with surfers.

Within ten miles is the city of Truro, Cornwall's administrative and cultural centre which has a mainline rail link to London and the north of the country. Falmouth, on the south coast, is Cornwall's university town and is sixteen miles distant. The A30 trunk road can be accessed at Chiverton Cross within four miles.

### ACCOMMODATION COMPRISES

Two double glazed doors open to:-

#### CONSERVATORY 17' 0" x 4' 9" (5.18m x 1.45m)

Enjoying a dual aspect with dwarf walling and double glazed windows which overlook the enclosed garden to the front. Featuring a slate flagged floor and with one wall having exposed stone. Doors open to:-

#### BEDROOM FOUR/HOME OFFICE 10' 2" x 7' 11" (3.10m x 2.41m) maximum measurements plus door recess

Two uPVC double glazed windows to the rear. Painted stone walling, two wall lights and part vaulted ceiling. Radiator.

#### LOUNGE 17' 5" x 10' 3" (5.30m x 3.12m) maximum measurements

Two small pane double glazed windows opening to the conservatory. Focusing on a recessed free standing multi-fuel 'Clearview' stove set on a slate and granite hearth and with an open beamed ceiling. Spot lighting, radiator and stairs leading to the first floor. Laminate flooring. Wide squared archway opening to:-

#### DINING ROOM 13' 10" x 11' 9" (4.21m x 3.58m)

Enjoying a dual aspect with small pane double glazed windows to the front and side. Open beamed ceiling, wood floor and radiator. Squared archway with steps up to:-

#### KITCHEN 15' 8" x 8' 7" (4.77m x 2.61m)

Two uPVC double glazed windows to the rear and a uPVC double glazed stable door opening to the rear. Fitted with a range of base units having adjoining granite working surfaces and incorporating an inset white single drainer sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel cooker hood over, integrated dishwasher and slate flooring. Inset spotlighting, radiator and door to:-



## BATHROOM

uPVC double glazed window to the rear. Fitted with a white suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and incorporating a plumbed shower over. Extensive ceramic tiling to walls, slate flooring, spotlighting and radiator. Door to:-

## UTILITY CUPBOARD

Space for an automatic washing machine and tumble dryer. Hot water tank and oil fired boiler.

## FIRST FLOOR LANDING

A split landing with wood flooring and part beamed ceiling. Ledge and brace doors open off to:-

## BEDROOM ONE 13' 11" x 11' 11" (4.24m x 3.63m) maximum measurements

Enjoying a dual aspect with small pane glazed windows to front and side. Bonnet ceiling, wood flooring and radiator. Recessed storage. Door to:-

## EN-SUITE SHOWER ROOM

Tiled shower enclosure housing a 'Triton' electric shower, close coupled WC and circular wash hand basin set on a wood stand with mixer tap. Wood flooring and leaded window to bedroom.

## BEDROOM TWO 9' 5" x 7' 7" (2.87m x 2.31m)

Small pane double glazed window to the front. Wood flooring, part beamed ceiling.

## BEDROOM THREE 10' 7" x 7' 8" (3.22m x 2.34m)

Small pane double glazed window to the front, wood flooring, part beamed ceiling and radiator.

## OUTSIDE FRONT

Immediately to the front of the property and accessed via a service lane there is gravelled parking for up to three vehicles. A gate leads to the enclosed front garden which is largely lawned and has mature hedging and shrubs. There is an attractive area for outside dining and the potential for siting a hot tub. Pedestrian access leads to one side of the cottage and there is an attached external store.

## REAR GARDEN

The rear garden is partly terraced and incorporates a raised gravelled seating area ideal for outside entertaining and from here a gate leads to additional parking for two plus vehicles and gives access to the detached garage.

## GARAGE 14' 6" x 9' 1" (4.42m x 2.77m)

Up and over door and having power and light connected together with a side courtesy door opening onto the rear garden.

## AGENT'S NOTE

Please be advised that the property has had a new septic tank which was installed late in 2022 and is covered by the residue of a guarantee. The Council Tax band for the property is band 'C'.

## DIRECTIONS

From the centre of Perranporth at a staggered junction take the right hand turning towards St Georges Hill on the B3285, continue for approximately one and a half miles where the property will be identified on the left hand side on entering the hamlet of Trevellas. Immediately after the cottage there is a turning to the left, turn into this road where parking will be found on the left hand side in front of the cottage. If using What3words: unloaded.scoring.unveils



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area

790.48 sq ft

74.18 sq m

Reduced headroom

5.60 sq ft

0.52 sq m

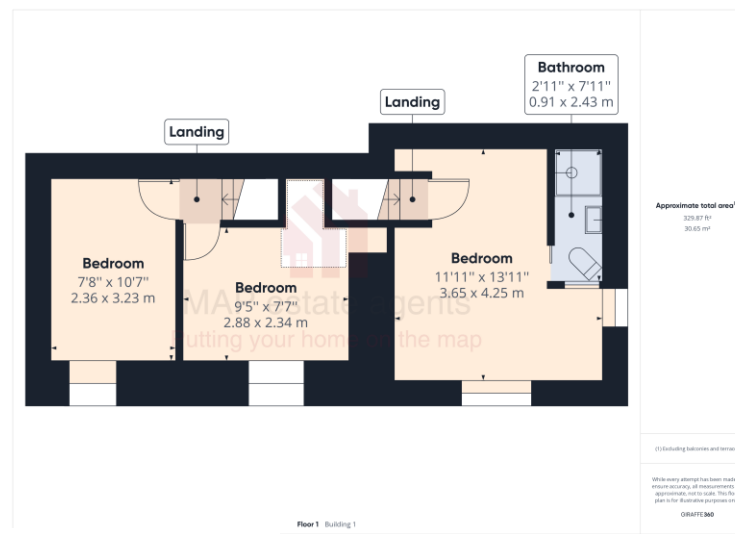
(1) Excluding balconies and terraces

(2) Reduced headroom below 1.90m (6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. The floor plan is for illustrative purposes only.

ORANGE360

Ground Floor Building 1



Approximate total area\*\*

329.87 sq ft

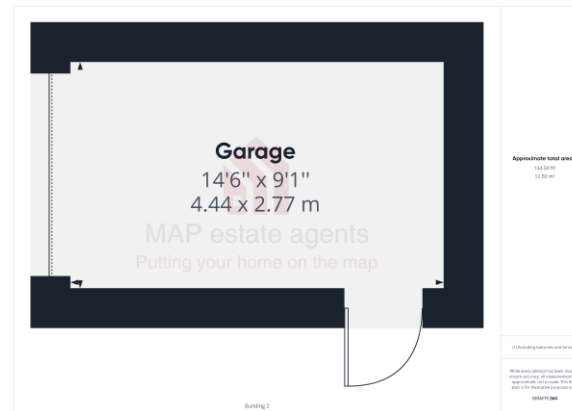
30.63 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. The floor plan is for illustrative purposes only.

ORANGE360

Floor 1 Building 1



Approximate total area\*\*

131.02 sq ft

12.20 sq m

(1) Excluding balconies and terraces

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ORANGE360

Building 2



## MAP's Top reasons to view this home

- Detached south facing character cottage
- Three/four bedrooms
- 17' Lounge with wood burner
- Separate dining room
- Ground floor bedroom four/study
- Fitted kitchen
- Ground floor bathroom
- 17' Conservatory to front
- Oil fired central heating
- Enclosed gardens, garage and parking

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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