



'Holly Cottage', Goonvrea Road, St Agnes.

£465,000

A superb detached, 3 bed, 2 bath, extended cottage with 2 reception rooms and private enclosed Southerly facing gardens with glorious rural views & sea views from the master bedroom – 1 mile from the beach at Chapel Porth.

- Gorgeous detached & extended cottage
- Sympathetic contemporary extension
- Totally private South facing gardens
- Glorious country views to the sea in the distance
- Master bedroom with en suite shower/wc
- Off road parking for 2 cars

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Holly Cottage

St Agnes

TR5 0NN

The Cottage

This gorgeous detached cottage has to be viewed to appreciate the many character features and also the superb spacious contemporary extension which has a very light and airy feel with open plan kitchen and dining room over 27 feet long and first floor master bedroom suite over with stunning rural views towards the sea in the distance. There are two receptions one with open fireplace but the house is warmed by modern oil fired boiler via radiators with underfloor electric heating in the front porch and ensuite shower/wc.

There are level totally private gardens laid mainly to lawn with decked area and there are 2 off road private parking spaces to the rear. The surrounding countryside is some of the most beautiful in the area being part of the Wold Heritage site with protected former mine stone engine houses complimenting the coastal and rugged landscape of this part of the North Cornish Coast. The highly favoured sandy beach at Chapel Porth is only 1 mile away via the small road or via one of the most picturesque walks along the valley floor or cliff path.

The Area

St Agnes is a beautiful vibrant village, rich in history and home to a very special community. It is set on the North coast, surrounded by some of Cornwall's most stunning landscapes and coastline.

There are several beaches boasting golden sands, great surf, craggy coastlines and tidal rock pools. You can walk to Trevaunance Cove, the nearest beach, Chapel Porth beach is a 5 minute drive away and Porthtowan beach a 10 minute drive.

The Accommodation - Door to:

Porch

Tiled floor, underfloor heating, windows to front, door to:

Hall - stairs to first floor, doors to:

Sitting room 12'4 x 11'7

A very cosy room with open fire with slate hearth, double glazed window to front aspect, radiator, views over front gardens to fields. Engineered oak flooring, 2 shelved recesses, picture rail.

Door from hall to:

Dining room/second Sitting room 12'4 x 10'7

A character room with engineered oak floor, radiator, double glazed window to front - views over gardens to fields, 2 storage cupboards, currently used as a second sitting room & study. Door to:

Glazed door from second sitting room to:

Kitchen / breakfast room & Dining room 27'3 long overall Kitchen/breakfast - 14'8 x 8'10

Fitted kitchen with 'egg shell' coloured base and under lit eye level units with natural wooded top work surfaces,

enamel single drainer sink, Lanova range with 5 gas rings and double electric oven under with extractor fan over, plumbed for washing machine, window to side - views to field, space for fridge/freezer, engineered oak flooring throughout, breakfast bar, open plan to:

Dining room - 12'7 x 11'8

A wonderful triple aspect room flooded with light bringing the outside in - double glazed wooden doors to front gardens and terrace, engineered oak flooring, lovely Southerly views over gardens to farmland.

First floor landing

Window to rear, access to loft, doors to:

Master bedroom & en suite shower/wc 27'5 overall x 11'9 max width

A superb main bedroom with window to front and double doors to a Juliet balcony with stunning views over the adjoining country side towards the sea and St Ives in the distance, radiator, built in wardrobe.

En suite shower/wc - White suite with wc, wash basin, corner shower cubicle with overhead shower and 3 body jets, heated towel rail, inset lighting, Velux window, extractor fan, underfloor electric heating.

Bedroom 2 12'6 x 10'2

Window to front, carpeted, lovely views over countryside.

Bedroom 3 9'3 x 9'2

Double glazed window to front, country views, radiator.

Family/bath/wc

A white traditional suite with an enamelled panelled bath with shower attachment over and shower screen, wc, hand wash basin, part tiled walls, radiator. Views to countryside.

Gardens

The front gardens are a real sun trap being South facing with part planted borders with a paved front terrace area and a timber deck ideal for outside dining or taking in the wonderful rural views - the lawns extend to the front and side of the property where there are 3 useful timber storage sheds.

Parking - there is off road hard standing for 2 cars.

Services - private drainage, electricity, telephone, water, Oil tank for boiler, gas bottles for range.



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