



'Sunbeams', Goonown, St Agnes.

£262,500

A super two bedroom end terrace cottage with enclosed private gardens – ideal first home or investment property.

- Rear patio & enclosed garden to rear
- No chain – full vacant possession
- Large kitchen diner
- Beautifully presented
- Sitting room & second living area
- Many character features

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Sunbeams Goonown TR5 0UY

THE PROPERTY

This attractive, beautifully presented two bedroom end of terrace cottage is deceptively spacious, offering a stylish mix of traditional and modern features, situated just over half a mile from the village centre, close to the local park and within walking distance from the beach at Trevaunance Cove.

The entrance porch leads into a cosy living room with log burning stove and beamed ceiling, from here a stable door leads into a large open plan kitchen/dining room which is a real statement of the property, featuring a fitted kitchen with handmade, wood units and work surfaces, slate flooring with electric under floor heating and space for large family dining table, making this a superb entertaining space with second living area leading onto the rear gardens.

On the first floor the landing has exposed floorboards, there are two bedrooms and a bathroom, whilst outside there is an enclosed rear garden with slate paved patio, external utility shed, lawned garden and purpose built garden/storage shed.

THE AREA

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

ACCOMMODATION

Entrance Porch Double glazed entrance door, coconut matting and internal door to:

Living Room 12ft 3 x 9ft 2

A delightful "cosy" room packed full of character with log burning stove set into recess, exposed beams, double glazed window to front elevation, fitted shelving, built-in storage cupboards and stable door into the kitchen area.

Kitchen/Dining Room 18'5 x 9ft 9in

Fantastic entertaining space with slate tiled floor throughout the room with under floor heating, exposed beams, stairs to first floor with under stairs recess for appliances. The kitchen itself has recently been re-fitted with handmade, wood

units with matching wooden work surfaces. Fitted electric oven with extractor hood over and plumbing for dishwasher. Within the dining area there is space for a large family table, built-in storage cupboard, open plan through to:

Conservatory/sitting room area 9'10 x 8'10

A lovely second seating/living area with two Velux windows, double glazed windows and French doors to the rear garden.

Landing - Attractive area with painted floorboards, recess with shelving and access to the loft.

Bedroom 1 12ft 11 x 8ft 6in

Double room with white painted stonewall and double glazed window to front elevation.

Bedroom 2 9ft 11 x 9ft 8 Small double room with built-in wardrobe and airing cupboard, two double glazed windows to the rear elevation.

Bathroom

Fitted with white sanitary ware, enamel bath with direct feed shower over, heated towel rail, exposed painted floorboards and Velux window.

Front Garden

Gated access with step down into a delightful paved garden with built-in seating area and raised flowerbed. Facing in a south-westerly direction which benefits from the afternoon and evening sun.

Rear Garden

A surprisingly large rear garden arranged on two levels, the first is a wonderful slate paved seating area with block built external utility store which has power and plumbing for a washing machine. The second section of garden is lawned with well stocked flowering borders and a purpose built timber garden store.



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