



The Old Chapel, Trevellas, St Agnes. TR5 0XY

£450,000

A fantastic, detached character Chapel conversion with sunny lawned gardens and sun terrace, private parking – about 1 ¼ miles to the Coast!

- Three double bedrooms – ground floor wc
- Impressive open vaulted ceilings
- Sunny hedged gardens + sun terrace
- Master en-suite shower/wc
- Exposed roof timbers
- Ideal holiday let or main home

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The Old Chapel Trevellas St Agnes

The Area

Trevellas is on the outskirts of St Agnes towards Perranporth and is about 1 ¼ mile from the stunning Heritage Coastline. Trevellas Beach is popular with 'locals in the know' who appreciate its secluded & sheltered location which is off the tourist track.

St Agnes, a mile distant, 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. Perranporth Porth beach is only a 5 minute drive away with a bar right on the beach and the beaches at St Agnes are a 10 minute drive. All are patrolled by lifeguards from Easter to October and have great facilities including beach bars, cafes, restaurants and surfboard hire.

The Old Chapel was converted by the current owners 5 years ago and offers a tremendous blend of real character of the old stone building and modern convenience with good size gardens and sun terrace.

The property has been let as a successful holiday let and many items are available by separate negotiation.

There are many character features including a high vaulted open ceiling with exposed roof timbers, Large timber window lintels, solid wooden flooring with a marvellous galleried landing overlooking the open plan kitchen area. A house that must be viewed to fully appreciate. A fine main home or investment/holiday let. Viewing is most highly recommended.

Accommodation

Large porch, slate floor, Double doors to:

Entrance foyer area

Hanging hooks for coats and hats etc, solid wooden floor, door to:

Utility room + Cloak/wc 7'4 x 5'10

Solid wood flooring, Worcester gas fired boiler, plumbed for washing machine, space for dryer over, space for freezer, door to

Cloak/Wc - large wash hand basin, extractor fan. Open plan from foyer to:

Open plan Kitchen/diner & snug 23 x 16'4 max overall Dining area with snug 14'3 x 9'4

Log burner with slate hearth, wooden floor, stable door to side path, exposed timber lintel, radiator, open plan dining area, dog legged stairs to landing, open plan to:

Kitchen 16'4 x 8'9

Modern fitted kitchen with wood block work tops, gas fired Rangemaster cooker with double electric oven, extractor fan over, single drainer sink, wooden flooring, double glazed window to front and side, space for fridge/freezer, radiator, double multi pane doors to:

Sitting room 22'3 x 15'8

A very generous sized room with South facing double glazed bi-folding doors to sun terrace, solid wooden floors, double glazed window to side, radiator, TV point. Open plan to:

Dining room 15'7 x 8'9

Really good size room with double glazed door and window to rear onto paved sun terrace, wooden flooring, radiator, telephone point.

Galleried first floor landing – carpeted, wooden balustrade, large vaulted ceiling with large exposed roof timbers with spotlights, radiator, doors off to:

Bathroom/wc/shower

White modern suite suite with wc, round wash basin cupboard under, bath with shower over, radiator, wall tiles, exposed roof timbers, heated towel rail, double glazed window to side, tiled flooring.

Bedroom 1 13'3 x 11'11

Good size bedroom with exposed roof timbers, double glazed window to side and Velux window, carpeted, radiator, walk-in dressing room, door to:

En-suite shower/wc 8'4 x 6'2

Modern white suite with large walk in shower with twin shower heads, wc, heated towel rail, round hand wash basin cupboard under, exposed roof timbers, Velux window, tiled floor.

Bedroom 2 11 x 11'4 + door recess

Double glazed window to side timber lintel, carpeted, radiator, exposed roof timbers, Velux window.

Bedroom 3 12'8 x 8'5

Double window to front overlooking front gardens, timber lintel, carpeted, radiator.

Outside – at the front there is a good sized sunny lawned garden with natural local stone hedging to the front backing onto fields at the rear with flowering plant and shrub borders. Timber garden shed. Propane gas storage tank.

Sun Terrace – off the sitting and dining room there is a South facing paved sun terrace with side gate enclosed with natural stone wall. There is one further **small parking space** to the side of the terrace suitable for a small car.

Parking – there is a gravelled parking area for two to three cars adjoining the front of the cottage.

Services – mains water, electricity. Private drainage. Phone line.

Viewing strictly by appointment 01872 561642



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