



- Stunning sea views
- Level walk to village centre
- Extensive parking
- 4 bedrooms

22 Trevaunance Road, St. Agnes, TR5 0SQ

Guide Price £775,000

Stunning sea and coastal views are enjoyed from this deceptive 4 bedroom detached home within walking distance of the centre of the village and the beach. there are 2 reception rooms, modern kitchen, large conservatory, bathroom and ensuite and a home office and further store and shed at the rear. Extensive parking.



Property Description

DESCRIPTION

Windrush occupies an enviable location along this extremely popular road, just 400m level walk to the village facilities and 800m down hill to the cove t Trevaunance with its pub, cafes and beach. The first floor offers a master bedroom and ensuite shower room, while the ground floor provides a further 3 bedrooms and family bathroom with walk in wet room style shower in addition to the bath. The living accommodation has a lovely l shape sitting room with oak floor and "Clear View" wood burner, that extends into a breakfast area next to the modern kitchen. A large separate dining room complements the breakfast area and is a great space for dinner parties, while at the rear is a generous conservatory with utility area. Outside, Windrush has a gated private brick paved driveway and lawn area with mature shrubs at the front. Side pedestrian access brings you to the surprisingly large rear garden with its landscaped pathways and sun terrace, lawn garden and purpose built home office oriented to enjoy the stunning views along the coast toward Holywell and beyond. Adjacent to the office is a w.c, good size store and attached wood shed. There is a further shed and greenhouse.

The majority of windrush has upvc wood effect windows and the property has oil central heating.

LOCATION

St Agnes is located in an area of outstanding natural beauty and this thriving, traditional village with a rich history. There are excellent facilities including a variety of independent shops, bars and cafes. there is a doctors and dental surgery, primary school and church and chapel. The Coves at Trevaunance and Chapel Porth are popular with swimmers and surfers alike and the coast path is a delight for keen walkers.

Truro, the main county town with main line rail station, College and County Hospital is 8 miles distant.





CANOPY PORCH
door to

PORCH
Tiled floor

SITTING ROOM
18' 5" x 12' 1" (5.62m x 3.70m) Oak floor that continues through the breakfast room and kitchen. Clear View wood burner

BREAKFAST ROOM
9' 7" x 7' 8" (2.94m x 2.35m)



DINING ROOM
18' 8" x 8' 10" (5.70m x 2.70m) Dual aspect with coastal view

KITCHEN
13' 3" x 7' 8" (4.06m x 2.35m) Modern white handle less bas, wall and drawer units with integrated fridge, double oven, hob and hood. Under unit lighting, work surface with stainless steel 1 and half basin sink unit.

CONSERVATORY
26' 11" x 8' 10" (8.22m x 2.70m) Single glazed windows and polycarbonate roof. Tiled floor. Sink unit, space and plumbing for washing machine and tumble drier. Stunning coastal views.



INNER HALL
Door to stairs to master suite

BATHROOM
12' 9" x 8' 2" (3.9m x 2.5m)

BEDROOM
12' 1" x 9' 10" (3.69m x 3.02m)

BEDROOM
13' 1" x 7' 2" (4.0m x 2.19m)



BEDROOM

9' 10" x 8' 0" (3.0m x 2.46m) Plus recess below the stairs

MASTER BEDROOM

25' 9" x 9' 3" (7.87m x 2.82m) Picture windows making the most of the views

ENSUITE

Corner shower, wash basin, w.c, heated towel rail.

OUTSIDE

OFFICE

12' 2" x 11' 11" (3.71m x 3.64m)

STORE

17' 10" x 12' 2" (5.45m x 3.71m)

OUTSIDE W.C

WOODSHED

STORE SHED

GREENHOUSE

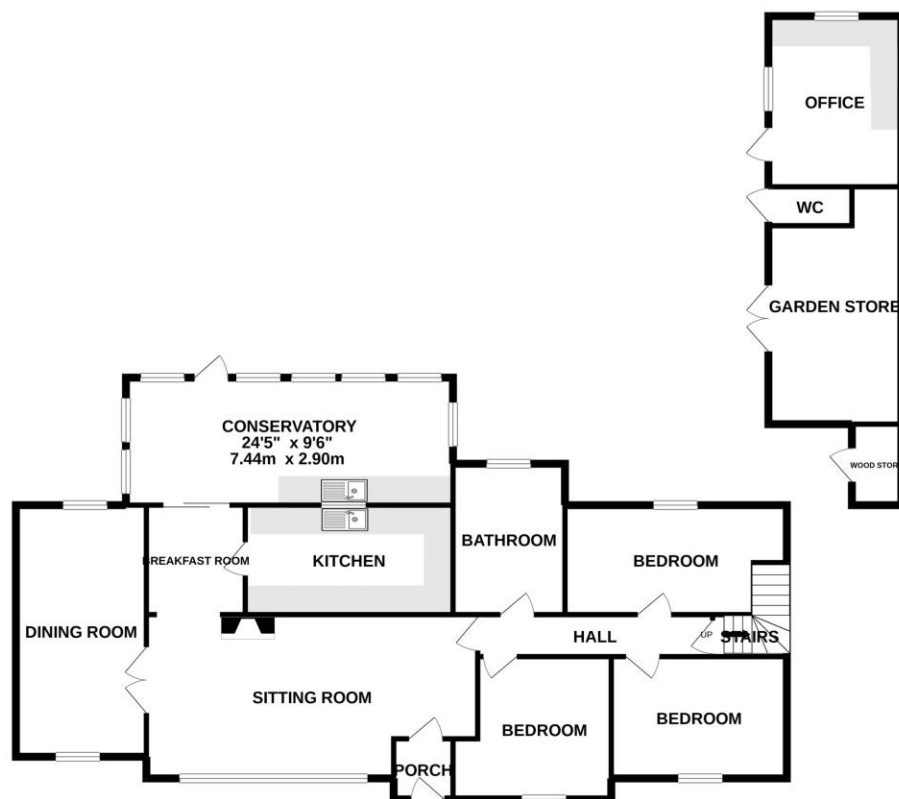
DIRECTIONS

From our office turn left opposite the church into Trevaunance Road. Continue along for about 300m and the property is located on the right just after the turning into Wheal Friendly and 3 doors along from the catholic church.

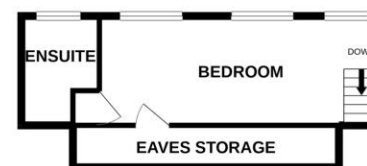




GROUND FLOOR



1ST FLOOR



EPC tbc

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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