



- 4 Bedroom Home
- Large workshop/store
- Gardens
- Detached studio

Trewynnder, Water Lane, St. Agnes, TR5 0QY

Guide Price £750,000

4 bedroom 2 bath/shower room DETACHED home, with detached STUDIO In a highly sought after position just minutes from the centre of St Agnes and 800m from Trevaunance Cove. The property also has a large workshop and the benefit of owned PV panels.



This is a wonderful opportunity to acquire a unique detached four bedroom family sized home, situated at the lower end of the extremely popular Water Lane location and just a short walk from facilities at Peterville and approximately 800 metres from the Cove at Trevaunance. This highly individual property comes with the further benefit of a detached summerhouse/studio situated in the rear garden and large workshop, upon which are sited photovoltaic panels providing extremely economical electricity for the property. The main house which is double glazed and has oil fired central heating has adaptable accommodation that comprises two ground floor bedrooms and a shower room, a lovely kitchen which opens to a dining area and this open plan atmosphere is continued into the sitting room which has a Clearview 'woodburning stove' and a further wide opening to a generous conservatory which all in all creates a wonderful entertaining family space. Situated off the conservatory is a further garden room/snug which leads to a useful utility room. The first floor provides two further bedrooms, one of which has a lovely ensuite bathroom with freestanding claw foot bath accessed through a small 'dressing area'.

#### LOCATION

Situated at the village end of Water Lane, this extremely popular and convenient location provides excellent access not only to St Agnes and its various amenities but approximately a half mile walk down to the picturesque cove at Trevaunance and access to the stunning North Cornish coastline designated an area of outstanding natural beauty. St Agnes itself is fast becoming one of Cornwall's most sought after locations with a delightful combination of local facilities which include bars, bistros and cafes, several public houses, butchers, bakery, vegetable shops and two mini supermarkets. Along with doctors surgery, dentists, library and primary school facilities, this thriving community is situated some 8 miles from the cathedral city of Truro with its mainline railway station and further extensive retail, recreational and educational facilities. The airport at Newquay is approximately 20 miles distant.

#### MAIN HOUSE

##### CANOPY PORCH

##### HALL

12' 8" x 11' 3" (3.88m x 3.43m) Stairs to first floor. Wooden flooring.

##### KITCHEN

12' 4" x 8' 10" (3.78m x 2.71m)

##### DINING AREA

18' 0" x 8' 10" (5.5m x 2.71m) Wooden flooring.





**SITTING ROOM**

11' 8" x 11' 7" (3.56m x 3.54m) With Clearview woodburning stove and opening through to:-

**CONSERVATORY**

18' 9" x 7' 10" (5.74m x 2.4m)

**GARDEN ROOM/SNUG**

11' 1" x 10' 5" (3.4m x 3.19m)

**UTILITY ROOM**

10' 2" x 5' 2" (3.11m x 1.60m) Stainless steel sink unit, plumbing for washing machine and space for tumble dryer.

**BEDROOM**

14' 5" x 9' 4" (4.40m x 2.87m) Wooden floor.



**BEDROOM**

10' 4" x 9' 5" (3.16m x 2.88m) Wood floor.

**SHOWER ROOM**

8' 4" x 5' 5" (2.56m x 1.67m)

**LANDING**

**BEDROOM**

15' 2" x 9' 10" (4.63m x 3.0m)

**DRESSING AREA**

Access through to:-

**BATHROOM**

14' 8" x 5' 11" (4.49m x 1.81m) With a freestanding claw foot bath, wc, pedestal wash hand basin, vaulted ceiling with roof light window.

**BEDROOM**

10' 9" x 9' 10" (3.30m x 3.0m)

**OUTSIDE**

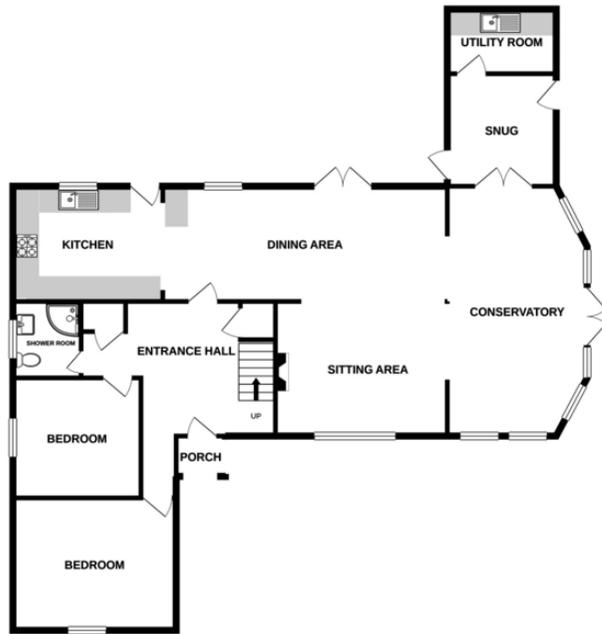
The main house is approached by a brick paved driveway with double gates which then access through to a further gravelled parking area, adjacent to which is:-

**SHED/WORKSHOP**

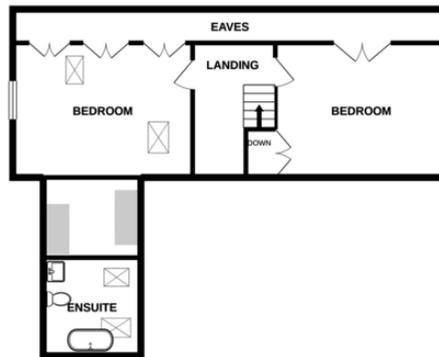


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GROUND FLOOR



1ST FLOOR



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25' 7" x 15' 8" (7.8m x 4.8m) Power and light connected and PV panels located on the roof. Attached is a small LEAN TO GREENHOUSE/POTTING SHED.

Immediately adjacent to the main house is a GAZZEBO and landscaped sitting area and lawned garden beside. There is a further lawned garden, at the end of which is a-

DETACHED SUMMERHOUSE/STUDIO

This comprises a:-

KITCHEN AREA

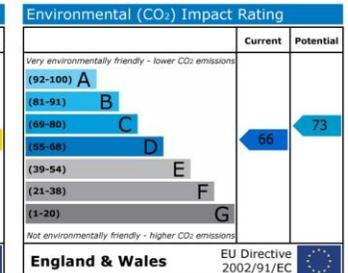
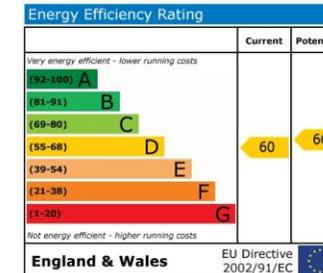
13' 4" x 7' 1" (4.08m x 2.16m)

BED/SITTING AREA

13' 4" x 10' 1" (4.08m x 3.08m)

SHOWER ROOM

7' 10" x 5' 2" (2.4m x 1.6m) plus shower recess.



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