



Council Tax Band D

Approximate Floor Area 145m<sup>2</sup>  
(1561ft<sup>2</sup>)

Beautiful gardens and lovely views

3 double bedrooms & Study/bed 4

## Beacon View, Goonbell, St. Agnes, Cornwall, TR5 0PQ

**OIEO £550,000**

A modern detached 2 storey bungalow, exceptionally well presented and found in a private tucked away position in Goonbell. 4 bedrooms, feature kitchen diner, living room with log burner, 2 bathrooms and en-suite shower room. Delightful gardens, garage and stunning countryside and Beacon views.





## Property Description

Found towards the edge of the village at Goonbell and tucked away at the end of a short-shared driveway, this highly individual detached property with accommodation arranged over 2 floors was built to an extremely high standard by the current owners back in 2005.

Beacon View is aptly named for its superb views over the adjoining farmland towards the iconic St Agnes Beacon, and as you drive into the gravelled parking area you are welcomed by an attractive low maintenance property neatly set into the plot with mature planting affording plenty of privacy.

This beautiful presented home offers spacious accommodation which includes a central kitchen diner with large under stairs pantry, integrated appliances and space for a dining table, with access to bedroom 4/study/separate dining room. The living room is flooded with natural light from the afternoon sun through large French doors that lead out to the garden and the clearview log burn will keep you cosy and warm on those cold winter evenings. The 3 bedrooms are all doubles with the master having its own large en-suite shower room.

The first floor offers a central landing with small kitchenette, a large double bedroom with lovely views and a spacious bathroom.

The design of the bungalow means the accommodation can all be used as one 4 bedroom home or the first floor can be used as a large guest suite/annexe for a dependent family member with use of the kitchenette on the landing and then the main 3 bedrooms accommodation on the ground floor.







The gardens are a real feature and credit of this superb property and it's clear to see a huge amount of time and effort has been invested into the landscaping and planting, creating lovely areas bursting with flora and fauna from spring through to autumn.

The secluded west facing rear garden is the perfect place to relax and read a book whilst listening to the birdsong or enjoying the wonderful views of St Agnes Beacon and distant sea glimpses from the end of the garden.

For the practical side of day to day life there is a large timber garage/workshop at the front, parking for several vehicles and additional block built gardeners tool shed housing the pump for the sewage treatment plant which is discreetly tucked away and screened by plants.

### LOCATION

Goonbell is a popular part of St Agnes, found on the southern side and about a mile from the village centre. By car or on foot, there is direct access via Goonown which down into the heart of the village and for the more adventurous there are numerous country walks and of course the miles of beautiful coastal pathways that make this part of Cornwall so desirable.

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 famed for its Beacon, mining heritage and captivating coastal scenery.

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 breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.





The popular surfing and bathing beaches of Chapel Porth, Porthtowan, Perranporth and Trevaunance Cove are all within 5 miles and benefit from seasonal lifeguard cover.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

### **INFORMATION**

Tenure: Freehold

Constructed in 2005 - Block built

Services: Mains water and electricity. Private drainage via water treatment plant.

Hardwood double glazing

Oil fired central heating via Grant boiler

Superfast broadband is available within the area

### **ACCOMMODATION**

#### **ENTRANCE LOBBY**

8' 0" x 6' 5" (2.44m x 1.97m)

#### **BEDROOM 2**

11' 0" x 10' 4" (3.37m x 3.15m)

#### **BATHROOM**

6' 11" x 7' 1" (2.11m x 2.17m)

#### **UTILITY ROOM**

6' 10" x 5' 9" (2.10m x 1.77m)

#### **MASTER BEDROOM**

14' 9" x 9' 3" (4.50m x 2.84m)

#### **ENSUITE**

9' 7" x 6' 10" (2.94m x 2.10m)





**KITCHEN/DINER**

20' 8" x 9' 7" (6.32m x 2.93m)

**LIVING ROOM**

19' 8" x 14' 10" (6.01m x 4.53m) Maximum measurements

**BEDROOM 4/STUDY**

9' 6" x 7' 5" (2.91m x 2.27m)

**LANDING**

14' 10" x 12' 7" (4.53m x 3.84m)

**BEDROOM 3**

17' 7" x 11' 3" (5.38m x 3.45m)

**BATHROOM**

11' 3" x 8' 10" (3.45m x 2.70m)

**DIRECTIONS**

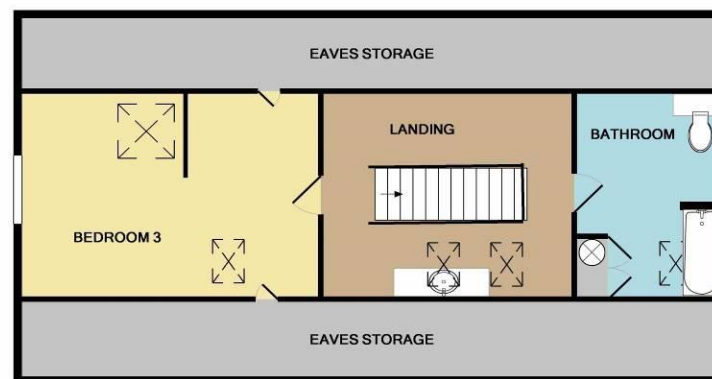
From the centre of the village follow the one-way system along the B3277 through Vicarage Road and proceed down Town Hill. Head straight over the mini roundabout, take the next right into Rosemundy and follow the road into Goonown. At Goonbell, pass the bus stop, continue along the road passing the turning to Wheal Butson and then the driveway can be found on the right-hand side leading up behind Four Winds.







GROUND FLOOR



1ST FLOOR

BEACON VIEW, GOONBELL, ST AGNES, TR50PQ  
TOTAL APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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