



'The Owl House', Barkla Shop, St Agnes.

Guide £460,000

A fascinating 4 bed, 2 bath, detached contemporary house with of immense character situated in a sheltered valley adjoining a stream with impressive vaulted first floor sitting room & decked balcony.

- 1 Mile to Trevellas Beach
- Superb first floor vaulted Sitting room
- Private enclosed gardens
- Natural running stream
- Gas heating & highly insulated
- Private drive and parking

Tel: 01872 561642

www.purecornwall.co.uk



The Owl House

Barkla Shop

TR5 0XN

The Property

This impressive and extended home has to be viewed to fully appreciate both the immense character and style of accommodation on offer. The house has been sympathetically extended by the renowned local contractors 'Eco Haus' and now offers many contemporary features with pleasing character features including engineered wood flooring and substantial exposed roof timbers upstairs in the vaulted sitting room which has a superb private decked balcony with lovely country aspect overlooking the natural adjoining stream.

Down stairs there is a generous kitchen and dining room with fitted kitchen and appliances with appliances included. There is an open plan dining space for a large family dining table as well as an informal second sitting room overlooking the private enclosed gardens.

There are double fully glazed doors leading out to a large paved terrace and lawned gardens next to the stream. There are 3 ground floor bedrooms with family bathroom and first floor master bedroom with shower/wc. There is hard standing parking for 4 vehicles. Your escorted viewing is highly recommended!

The Area

Barkla Shop is a small pretty hamlet on the outskirts of St Agnes and is located about 1 mile up the valley from Trevellas Beach popular with 'locals in the know' who appreciate its beautiful beach which is off the tourist track. From the property there is a lovely valley walk straight to the beach! Mithian is only 1 mile away and has a superb 'olde world' character pub with pretty white washed cottages.

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. The beacon rises up behind St Agnes and from the cliffs one can survey up to and past Perran Sands and down to St Ives, one a multitude of rambling routes.

St Agnes has a wonderful atmosphere and a strong friendly community spirit celebrating a wealth of local heritage and there is fun to be had all year round.

The Accommodation

Door to: **Porch** – windows to sides, stable door to: **Hall** Elka engineered wooden floor, Door to kitchen/dining room and second sitting room, stairs to first floor, under stairs cupboard.

Kitchen 11'7 x 8'4

Stylish contemporary kitchen with matching wall and base units with granite worktops and inset sink, ceramic halogen hob, double oven and grill, Smeg dishwasher, built in fridge/freezer. Open plan into:

Dining & Sitting room 33'10 x 13

An impressive extended room of very generous proportions flooded with natural light with feature full height sliding double glazed doors leading to the rear gardens and terrace. Elka wood flooring, beamed timbered ceiling, part underfloor heating (electric), door into:

Bedroom 4 10 x 9

Built in wardrobes, double glazed door to rear terrace, carpeted, electric under floor heating. Timber beams.

Bedroom 3 9'5 x 8'9

Double glazed window to side, radiator, carpeted.

Bedroom 2 14 x 10'6

Double glazed window to side, radiator, carpeted.

Bath/wc

White suite – panelled bath with shower over, wash basin, wc, window to side, extractor.

First floor:

Sitting room 23'2 x 17'9

A superb sitting room with large timbered vaulted ceiling with lots of natural light via 8 Velux windows and two large sliding doors leading out to the fantastic decked terrace – this room can be either cosy or can equally 'bring the outside in' having very pleasant views over the gardens and stream. TV point, carpeted, 2 radiators, linen cupboard, doors to:

Master bedroom 11'4 x 10'8

2 Velux windows to side, vaulted timbered ceiling, radiator, carpeted.

Shower/wc

White suite – corner shower cubicle, wc, wash basin, radiator, carpeted, 2 Velux windows.

First floor Decked balcony 22'11 X 12'9

Stunning new balcony with glass balustrade with steps leading down to the terrace to gardens. Sunny, private and sheltered. Timber flooring.

Utility 14'6 x 4'9

With access from the side garden, single drainer sink, space for washing machine, dryer, freezer space.

Outside - tarmac driveway leading to **4 parking spaces**, path to front door and gardens leading to a superb sunny private and sheltered paved sun terrace backing onto the stream, side lawned gardens and wood fenced borders, outside **timber office** with power and telephone.

VIEWING BY APPOINTMENT – 01872 561642



P568 Printed by Ravensworth 01670 713330

Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.