



Building plot, Wheal kitty, St Agnes.

Guide £139,000

A level single building plot with detailed plans passed for a four bedroom, 2 bath detached house with 2 receptions, conservatory and distant sea views – building land is very rare in this area – be quick!

- Single building plot
- Sea views from first floor
- Full detailed consent
- Rare development opportunity
- World heritage site
- Half a mile to the coast

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www.purecornwall.co.uk



Building plot Wheal Kitty St Agnes TR5 0RE

The Plot

The plot is level and enjoys a quiet residential setting near the Wheal Kitty coastline and there will be sea views from the first floor of the dwelling.

The house is well proportioned with a dual aspect sitting room with a conservatory leading off. There is a good sized kitchen with a separate dining room off and also a utility room at the back of the single integrated garage. There is a further garden room and a cloak room with ground floor wc. Upstairs there are 4 bedrooms – the master bedroom has a dressing room and en suite shower/wc and there is a second family bathroom. From upstairs there will be views towards to North Cornish coast and the Atlantic Ocean. Access is shared with 'Tathra House'. The agents are happy to discuss and advise prospective purchasers on the costs and re sale prices of the dwelling.

Building land is very hard to find in this super Cornish village and we recommend your earliest enquiry.

The Area

St Agnes 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 of the many breathtaking views to be seen amongst a multitude of rambling routes.

There are several beaches boasting golden sands, great surf, craggy coastlines and tidal rock pools. You can walk to Trevaunance Cove, the nearest beach, Chapel Porth beach is a 5 minute drive away and Porthtowan beach 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. 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. There are some superb restaurants serving great local food. There are several excellent pubs often playing live music and some interesting galleries perfect for the art hunter. St Agnes is in mid Cornwall, on the North coast and is a perfect starting place from which to explore Cornwall. The cathedral town of Truro is only 8 miles away, Newquay and St Ives are a short 30 minute drive and Falmouth and the South Coast are a mere 40 minutes away.

List of Accommodation

Entrance Porch
Hall
Kitchen
Sitting room
Dining room
Conservatory
Garden room
Cloakroom / Wc
First floor landing
Bedroom one with En suite
Bedroom two
Bedroom three
Bedroom four
Family bathroom
Integral single garage
Gardens
Mains drainage

Please contact the agents for copies of plans and permission.

Viewing strictly by appointment 01872 561642

Directions:

From Peterville in St Agnes take the Perranporth road B3285 and take the first left turn to Wheal Kitty, after 300 yards turn left into a wide parking area and park. The plot is situated to the side of 'Tathra House'.

Pictured below – the beautiful Trevaunance Coombe Valley and beach only a half away.



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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.