



## 1 The Old Countnouse, Wheal Kitty, St Agnes.

**£269,950**

A lovely double fronted two bedroom cottage with a large open plan sitting room, kitchen/dining room and large conservatory, rear lawned gardens and parking. Plans are passed for a third bedroom. A prime investment or holiday let.

- Beautifully fitted kitchen
- Distant sea views from the first floor
- Great home or holiday investment
- Enclosed private rear garden
- Plans passed for third bedroom extension
- UNESCO world heritage site

**Tel: 01872 561642**

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# 1 The old Counthouse Wheal Kitty ST Agnes TR5 0RE

## The Area

St Agnes is a beautiful little 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 wonderfully vibrant 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 good 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. This is deservedly an up and coming tourist destination.

## The Property

1 The old Count House is located on the outskirts of the village at Wheal Kitty which adjoins the beautiful North Cornish Coast about a half mile walk. The cottage is surprisingly large and also has plans passed to create a third bedroom on the first floor. Inside there is a large open plan sitting room with open fire and also a super kitchen dining room with pink granite work surfaces leading to a big conservatory and rear enclosed garden. Upstairs there are two beds and a superb modern bathroom with shower. With further potential and offering so much space we recommend your earliest inspection.

## The Accommodation

### Entrance Porch

Slate tiled floor, door to:

### Sitting Room 26 x 12

Generous main reception with open stairs to first floor, wooden effect and tiled slate flooring, brick open fireplace, part open beamed ceiling, two double

glazed sash windows to front, radiator, doorway to:

### Kitchen and Dining room 18 x 8'1

A beautifully fitted wood fronted kitchen with pink granite work surfaces, single drainer sink, built in electric oven and grill, 4 ring gas hob (bottled gas), oak effect floor, ceiling spot lights, and a dining area suitable for a round dining table, door to:

### Conservatory 18'6 x 9'7

Large room with door to garden, door to Cloak/wc, plumbing for washing machine, space for dryer.

### First Floor Landing

Doors to:

### Bath/wc

White modern suite with large wash basin, bath with electric shower over, wc, heated towel rail, tiled floor, extractor fan, window to rear with distant sea views to the rear across neighbouring properties.

### Bedroom 1 12'5 x 11'3

Stripped wood floor boards, double glazed window to front and rear, double built in wardrobe.

### Bedroom 2 11'8 x 10'7

Stripped wood floor boards, shelved alcove, radiator, double glazed window to front.

### Outside

### Parking

At the front is a generous parking area for up to 2 cars and stone laid patio areas.

**Rear Gardens** – Enclosed lawned garden with high wood slat fencing enjoying a sunny and private aspect.

**Services** - Mains water, Drainage, Electricity, Oil fired boiler.

**Viewing strictly by appointment 01872 561642**

**Pictured below** - the lovely beach and coastline at Trevaunance Cove, St Agnes, about 1 mile 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.