



Wheal Butson Road | | St. Agnes | TR5 0PP

Guide Price £1,250,000



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- Paddock (Approx Two Acres)
- Four Bedrooms
- Adaptable Accommodation
- Desirable Location

Enjoying grounds which are in the region of two acres, 'Chy lowen' is a versatile family home that also benefits from having an integral double garage, driveway parking and a useful workshop / outbuilding.

Welcomed by a spacious entrance hall, The flexible accommodation provides a kitchen / dining room on the ground floor, along with a generous living room / sunroom, rear lobby, WC, shower room, bedroom and additional living space. The latter also allows access to the integral double garage.

Owing to its favourable layout, the ground floor accommodation could easily be reconfigured to potentially offer a separate annexe (subject to any required consents).

The first floor provides an additional four bedrooms with the smallest currently set up as office space. One of the double bedrooms boasts a shower ensuite while the largest has an impressive, glazed balcony, promoting the far reach views over the countryside. The first-floor accommodation is complete with the family bathroom.

This outstanding and ideal family home was completed in 2011 and has been completed to a high standard, which





include solar thermal panels for hot water (as well as electric immersion).

Approached via electric gates, 'Chy Lowen' has a paddock (in the region of two acres) and a useful workshop. The side garden has raised beds - ideal for those green fingered buyers! While the rear garden is a courtyard style, for ease of maintenance and offers a summerhouse.

With perhaps too many features to list and offering a wealth of versatility, a viewing comes highly recommended to appreciate all that is on offer.

INFORMATION

Tenure - Freehold

Broadband : Standard – 15mbps to 1000mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50pp&uprn=10090881770>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – EE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr50pp&uprn=10090881770>)

Council Tax – Band E – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/10683819000>)

We understand the property has central heating, mains water, private drainage with mains electricity.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ACCOMMODATION



ENTRANCE HALLWAY

15'1" x 11'3" (4.61 x 3.43)

KITCHEN / DINING ROOM

20'3" x 19'5" (6.18 x 5.93)

LIVING ROOM / SUN ROOM

13'1" x 30'8" (4.01 x 9.35)

SIDE LOBBY

4'11" x 10'9" (1.51 x 3.30)

WC

SHOWER ROOM

8'8" x 6'5" (2.65 x 1.96)

BEDROOM

16'5" x 8'7" (5.02 x 2.64)

LIVING ROOM

18'11" x 12'5" (5.78 x 3.81)

GARAGE

20'5" x 17'7" (6.24 x 5.37)

FIRST FLOOR

BEDROOM

18'11" x 13'9" (5.79 x 4.21)

BATHROOM

15'4" x 6'6" (4.69 x 1.99)

OFFICE

10'5" x 7'1" (3.18 x 2.17)

BEDROOM

9'4" x 8'5" (2.85 x 2.57)

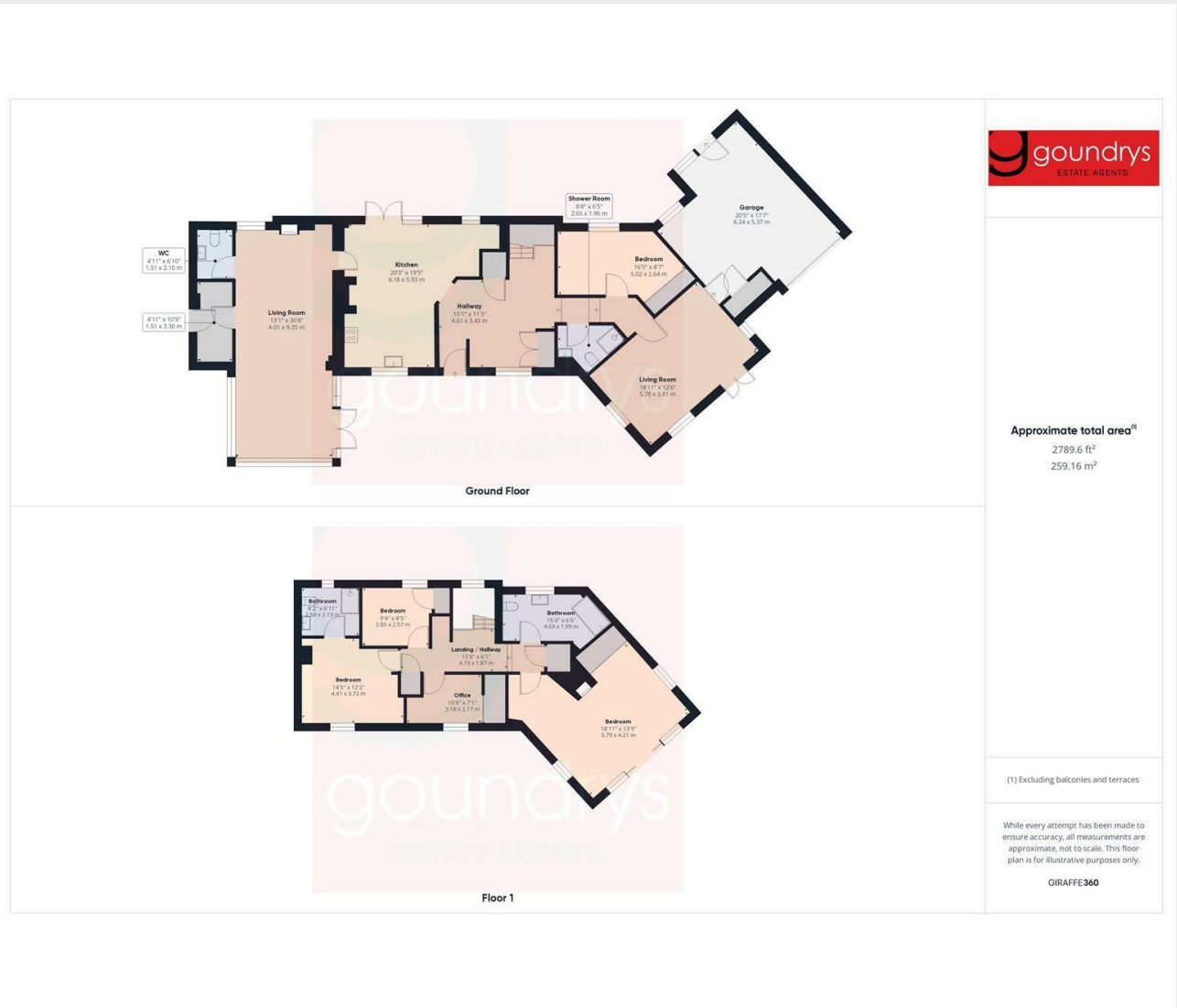
BEDROOM

14'5" x 12'2" (4.41 x 3.72)

ENSUITE

8'2" x 6'11" (2.50 x 2.13)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	77
	EU Directive 2002/91/EC	

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