



4

Gwel An Nans | Goonown | St. Agnes | TR5 0XA

Guide Price £750,000



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- Detached
- Air Source Heating
- Countryside Views
- Planning permission granted PA23/00232
- Four Bedrooms

This modern detached family home was completed in early 2020. The accommodation provides four double bedrooms, three bathrooms, two of which are en-suite. To the ground floor the kitchen dining room runs the length of the property with french doors leading to the garden enjoying beautiful countryside views. There are two further reception rooms, one of which has bifold doors out to the rear garden. The utility room also provides integral access to the garage.

There is an air source heat pump which powers underfloor heating to the ground floor and radiators to the first floor.

This property is also being sold with the added benefit of planning permission that has been granted for a Pilates/ yoga studio above the garage including a balcony and a further storage area to the ground floor. This can be found under application number PA23/00232





Entrance Hallway

9'4" x 17'1" (2.86 x 5.21)

WC

5'5" x 2'11" (1.67 x 0.90)

Kitchen / Dining room

11'6" x 22'11" (3.52 x 7.00)

Living Room

14'4" x 10'7" (4.39 x 3.24)

Reception Room

11'0" x 13'10" (3.37 x 4.22)

Utility

6'3" x 5'4" (1.92 x 1.65)

Landing

15'10" x 5'3" (4.83 x 1.61)

Bathroom

5'8" x 6'9" (1.74 x 2.08)

Master Bedroom

13'6" x 11'1" (4.12 x 3.40)

En-suite

3'11" x 7'5" (1.21 x 2.28)

Bedroom 4

8'9" x 8'10" (2.69 x 2.71)

En-suite

5'8" x 6'8" (1.73 x 2.04)

Bedroom 2

13'8" x 9'3" (4.19 x 2.82)

Bedroom 3

9'11" x 11'1" (3.04 x 3.40)

Garage

10'3" x 20'5" (3.13 x 6.24)

Information

Tenure - Freehold

Broadband : Standard – 15mbps to 1000mbps Ultrafast download speeds (Source OFCOM :



<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR50UY&upm=10001213438>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – O2, EE and Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR50UY&upm=10001213438>)

Council Tax – Band E (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12315470000>)

We understand the property has air source heating, mains drainage, mains water and mains electricity.

There is a management company and a payment of £30 per month is made.

PV PANELS: It is the sellers intention to take these with them as they are owned.

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.

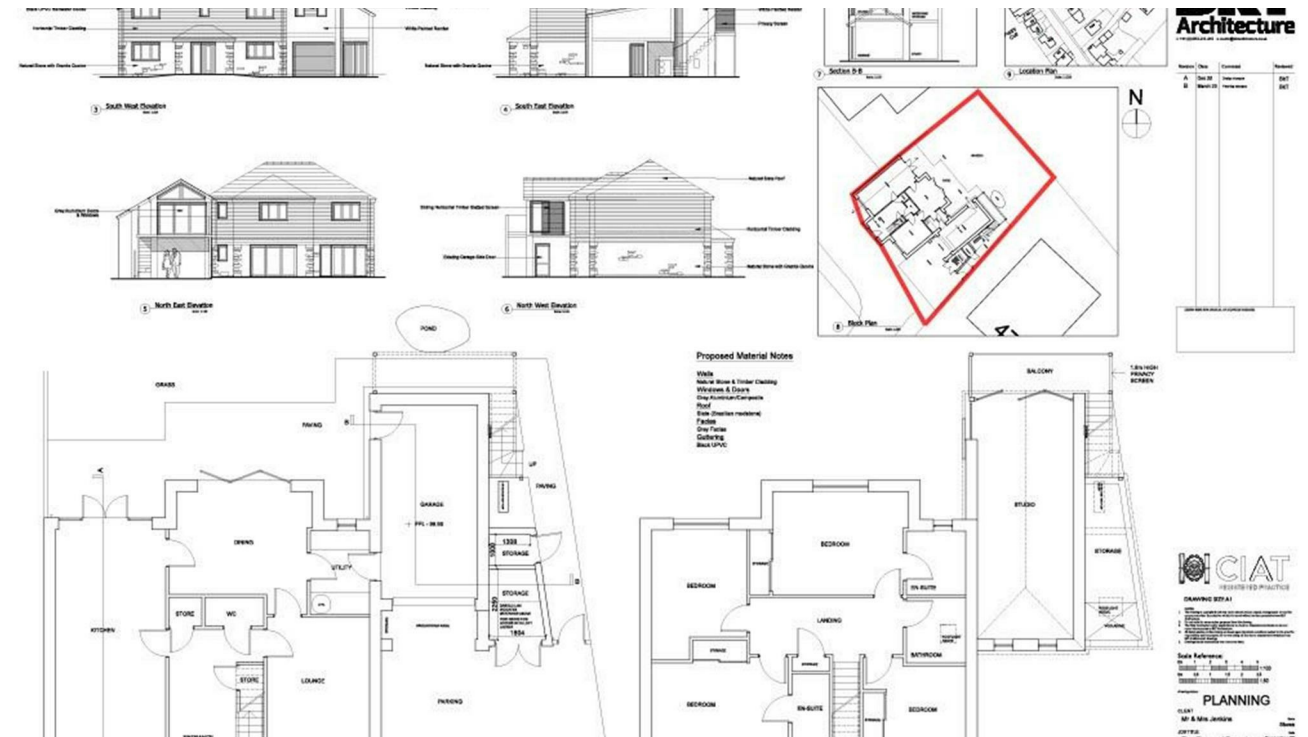
Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT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





Ground Floor

- Living Room: 14'6" x 10'7" (4.39 x 3.24 m)
- Kitchen: 11'6" x 2'21" (3.52 x 0.69 m)
- Hallway: 9'6" x 1'71" (2.86 x 0.52 m)
- Laundry Room: 6'7" x 5'5" (1.92 x 1.65 m)
- Garage: 10'3" x 20'5" (3.13 x 6.24 m)
- WC: 5'0" x 3'11" (1.52 x 0.97 m)
- Living Room: 11'0" x 13'10" (3.37 x 4.02 m)

Approximate total area⁽¹⁾
1783.48 ft²
165.69 m²

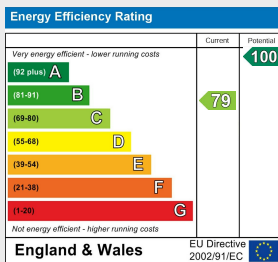
Floor 1

- Bedroom: 9'11" x 11'1" (3.04 x 3.40 m)
- Bedroom: 13'6" x 11'2" (4.12 x 3.40 m)
- Bedroom: 13'0" x 9'5" (4.19 x 2.82 m)
- Bedroom: 8'5" x 8'10" (2.69 x 2.71 m)
- Landing: 15'10" x 5'3" (4.63 x 1.61 m)
- Bathroom: 5'8" x 8'5" (1.73 x 2.56 m)
- Bathroom: 5'2" x 6'0" (1.54 x 1.83 m)
- Bathroom: 5'11" x 7'5" (1.81 x 2.26 m)

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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