



Hunters Lodge and Barn

Trevellas | | St Agnes | TR5 0XX

Price Guide £1,100,000



Hunters Lodge and Barn

Trevellas |

St Agnes | TR5 0XX

Price Guide £1,100,000

A large detached individual character property located between St Agnes and Perranporth with a separate, recently renovated detached 2 storey barn nearing completion which could provide separate 1 bedroom reverse level accommodation with extensive balcony and rural views. The main house has generous and adaptable accommodation with further potential well situated for access to local beaches and the North Coast. The property offers 4 bedrooms, 3 reception rooms and 2 bathrooms, in all approximately 1.25 acres. EPC E48

- Rural position
- Large Farmhouse
- Separate detached barn
- 1.25 acres
- EPC E48

This is a large detached individual property located between St Agnes and Perranporth. The generous and adaptable accommodation offers tremendous flexibility with the accommodation arranged with two staircases rising separately at either end of the property to the first floor. Upstairs accessed by the one staircase is two bedrooms and an ensuite bathroom whilst on the other side are two bedrooms and a family bathroom. The extensive ground floor accommodation includes a utility/wc, office, large kitchen/diner with Aga oven, further reception room, sitting room, store and entrance porch. The property would certainly lend itself to housing two generations and is mostly double glazed with oil fired central heating. There is parking allocated to the front of the property, where there is also a generous lawn garden area. Whilst to the rear is a lawn rear garden as well. Located beside the main house is a recently renovated two storey barn with reverse accommodation and large wrap around balcony with rural views. In total the garden and grounds extend to about 1.25 acres





LOCATION

Trevellas, as previously mentioned, is midway between the popular residential villages of St Agnes and Perranporth. Each has an extensive range of local facilities with primary schooling, nursery facility and local doctors and dentists. Perranporth has a world renowned sandy beach and St Agnes, with its picturesque coves of Trevellas, Trevaunance and Chapel Porth, is fast becoming one of Cornwall's most popular destinations.

ENTRANCE PORCH

With stable door and slate floor.

UTILITY/WC

8'6" x 6'0" (2.6 x 1.84)

With an enamel butler style sink, space and plumbing for washing machine, work surface, base and wall cupboards and low level wc.

OFFICE

13'8" x 11'4" (4.16 x 3.45)

With slate floor and stairs rising to the first floor. Cupboard housing the oil fired boiler.

KITCHEN/DINING ROOM

16'5" x 13'11" (5.0 x 4.25)

Fitted with a range of cream fronted base, wall and drawer cupboards, wooden work surfaces and enamel sink unit. 4 Oven Aga.

RECEPTION ROOM

16'5" x 8'8" (5.0 x 2.63)

ENTRANCE PORCH

With entrance door and single glazed feature window. Slate floor.

SITTING ROOM

14'3" x 13'1" (4.35 x 4.0)

With feature fireplace with wood burning stove, granite lintel, stone surround and slate hearth. Beamed ceiling. Stable door to rear. Second stairs rising to the first floor at this side of the property.

GROUND FLOOR STORE ROOM

11'9" x 7'6" (3.58 x 2.29)

LANDING

With access to roof space.

BEDROOM

16'5" x 8'8" (5.0 x 2.64)

With two windows to front with fitted shutters.

BEDROOM

11'10" x 11'3" (3.6 x 3.42)

plus recess. Two windows to rear. Fitted cupboards.

BATHROOM

9'1" x 7'9" (2.76 x 2.37)

This measurement excludes the recess which houses a double shower cubicle. Claw foot bath, low level wc, pedestal wash hand basin, radiator with heated towel rail and wooden flooring.



SECOND LANDING

Accessed from the other staircase.

BEDROOM

11'7" x 10'11" (3.52 x 3.33)

plus recess. With a vaulted ceiling, window to rear and roof light window.

BEDROOM

16'9" x 9'10" (5.1 x 3.0)

With built-in cupboards.

ENSUITE

Containing shower cubicle, pedestal wash hand basin and wc. Having fully tiled walls and floor.

OUTSIDE

To the front of the property is parking for 3 cars and a garden area.. There is rear garden. There is also a stone outbuilding providing useful storage.

DIRECTIONS

Proceed from St Agnes out towards Perranporth past the Penrose Outdoor Centre. As you go around the S bend, the property will be found on your right hand side.

Detached Barn

18'8" x 18'8" overall (5.7m x 5.7m overall)

Hall

Stairs to First floor

Shower Room

7'1" x 6'2" (2.18 x 1.9)

Bedroom

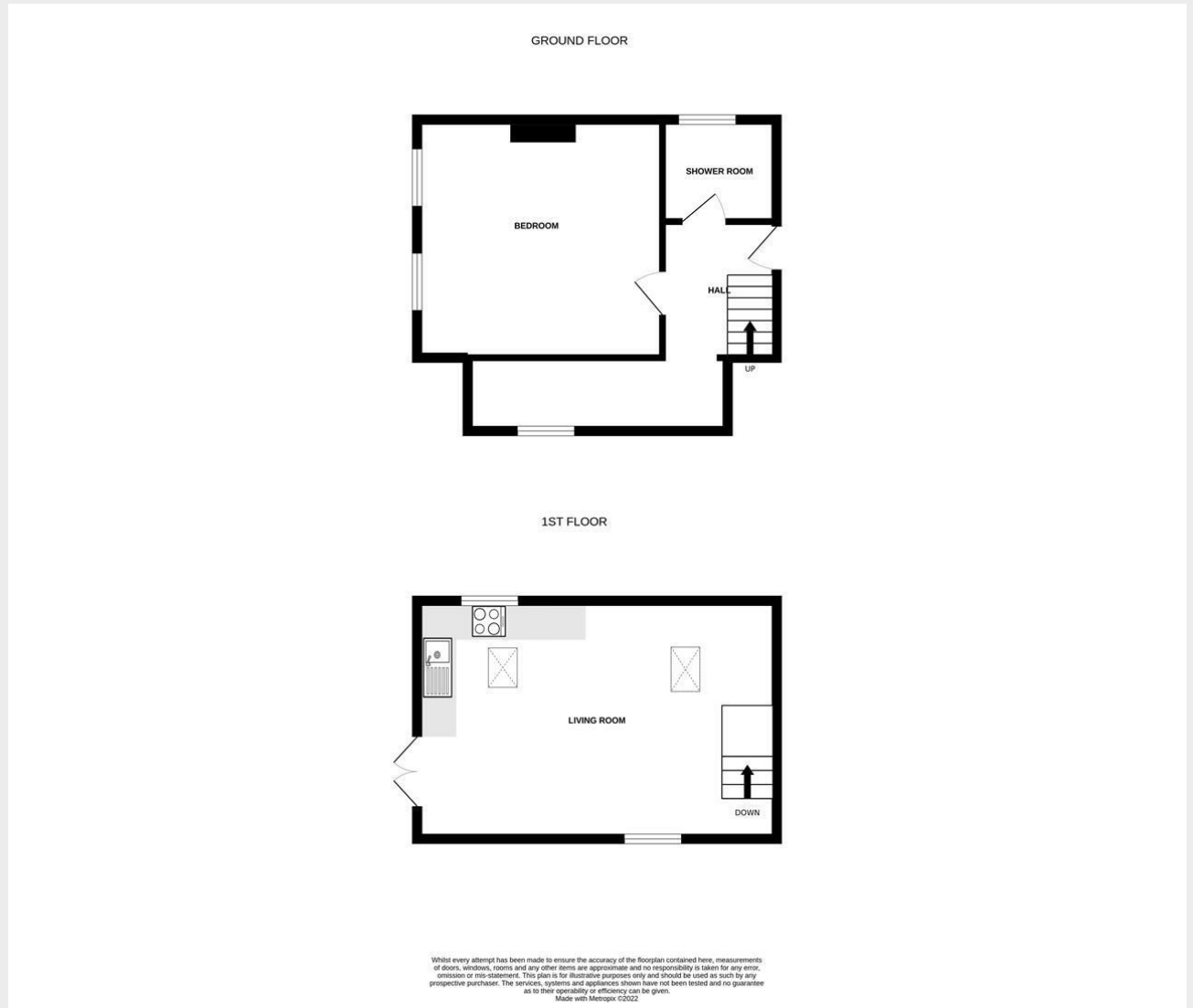
13'7" x 11'1" (4.16 x 3.40)

measured to a chimney breast

First Floor Living Room

Including kitchen area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Churchtown
 St Agnes
 Cornwall
 TR5 0QW
 01872 552560
 stagnes@goundrys.co.uk
<https://www.goundrys.co.uk/>