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CAMEL

COASTAL & COUNTRY



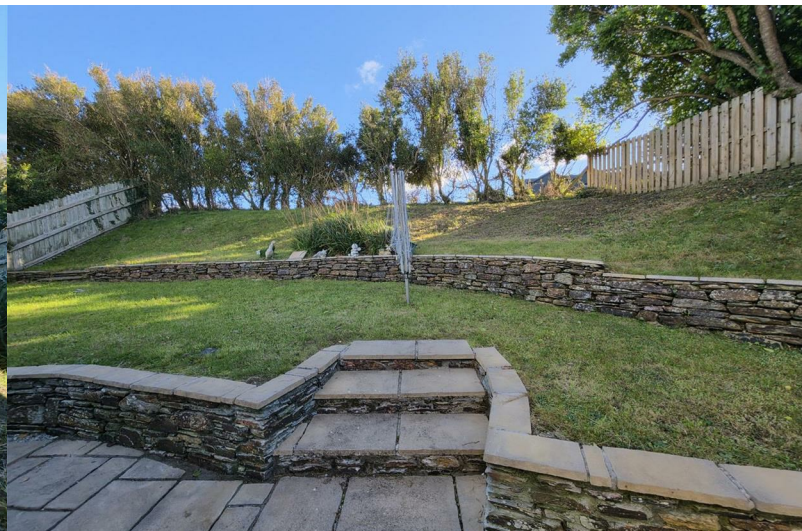
7 Park Matilda

St. Agnes, TR5 0AQ

Guide Price £625,000

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The Property
A substantial five-bedroom, three-storey detached home offering generous accommodation throughout, extending to approximately 2,243 sq.ft. The property is particularly well suited to family living, with large reception space, spacious bedrooms and the added benefit of a detached twin garage.

The ground floor begins with an entrance hall and cloakroom/WC, leading through to a particularly spacious living/dining room which provides plenty of room for both relaxing and entertaining. French doors open into a conservatory, adding another useful reception space with views over the garden. The kitchen is well proportioned and conveniently positioned alongside the main dining area.

The first floor offers three good-sized bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom. Stairs lead to the second floor where there are two further generous bedrooms, including an impressive master bedroom with its own en-suite shower room and Juliette balcony that opens to overlook the tree-lined gardens.

Outside, the property benefits from a detached twin garage, one side of which incorporates boarded roof storage, providing useful additional space.

Offering considerably more accommodation than many properties in the area, this is a sizeable and versatile home in the popular village of St Agnes, with plenty of room for a growing family or those simply looking for more space.

St Agnes is one of Cornwall's most popular north coast villages, combining a traditional Cornish village atmosphere with a fantastic coastal setting. The village has a good selection of independent shops, cafes, pubs and restaurants, along with a strong local community and a rich mining heritage.

Park Matilda is well placed for enjoying village life, with the centre and its amenities within easy reach. The beautiful sandy beach at Trevaunance Cove is also easily accessible. The surrounding coastline offers some of the finest walking in this part of Cornwall, with access to the South West Coast Path and routes taking in the dramatic cliffs, historic mine workings and spectacular Atlantic views. The iconic engine houses at Wheal Coates, Chapel Porth and St Agnes Head are all within easy reach, making this an excellent location for anyone who enjoys getting outdoors.

The property is situated within walking distance of the village amenities and beach, making it ideally placed for enjoying all that St Agnes has to offer

Entrance Hall

Living Room/Diner
24'6 x 20'8 (7.47m x 6.30m)
Max. Measurement

Conservatory
12'7 x 11'7 (3.84m x 3.53m)

Kitchen
11'9 x 9'0 (3.58m x 2.74m)

Ground Floor W.C
6'7 x 3'4 (2.01m x 1.02m)

First Floor Landing

Bedroom Three
11'4 x 9'6 (3.45m x 2.90m)

Ensuite Shower Room
7'5 x 5'1 (2.26m x 1.55m)

Bedroom Four
14'11 x 9'5 (4.55m x 2.87m)
narrowing to 7'0

Bedroom Five
9'0 x 7'4 (2.74m x 2.24m)

Family Bathroom
9'3 x 6'10 (2.82m x 2.08m)

Second Floor Landing

Master Bedroom
24'7 x 10'2 (7.49m x 3.10m)

Ensuite Shower Room
7'4 x 6'3 (2.24m x 1.91m)

Bedroom Two
15'3 x 9'5 (4.65m x 2.87m)

Ensuite Shower Room
8'11 x 7'4 (2.72m x 2.24m)

Outside of the Property

Twin Garage and Driveway Parking

18'9 x 18'1 (5.72m x 5.51m)
There is a driveway to the front of the garage that provides parking for four cars and the garage itself is partially boarded roof space with pull down ladder.

Gardens

The southeast facing rear gardens are a particular feature of the property, they are slightly tiered on three levels and cleverly landscaped to make the most of its natural setting. Directly adjoining the property is a paved patio area, edged with low Cornish-style stone retaining walls, the perfect place to sit and take in the sun from sunrise to sunset. Stone steps lead up to a level lawn bordered by traditional dry-stone walling, which gives way to a gently sloping grass bank framed by established mature trees and timber fencing, providing an excellent degree of privacy and a leafy green backdrop.
To the front you also have lawned gardens that are partially enclosed and provide a great place to sit and take in the open surroundings.

Directions

Sat Nav: TR5 0AQ
What3words: ///initiated.funky.moss
Google Map Codes: 8R32+J22 Saint Agnes

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2015
Construction Type: Timber Frame
Heating: Gas
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: F

EPC: Awaiting
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
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Road Map



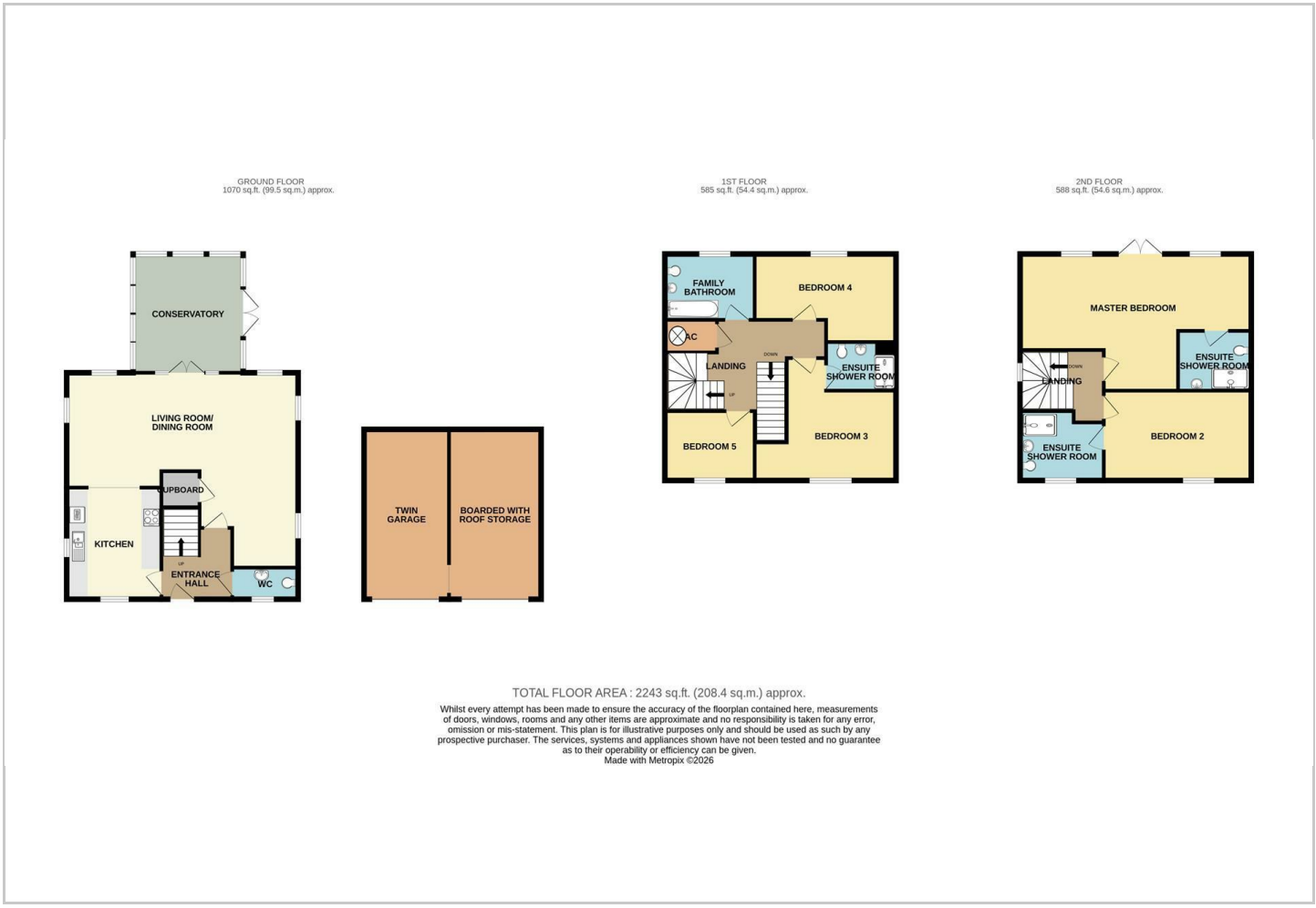
Hybrid Map



Terrain Map



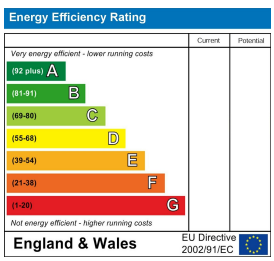
Floor Plan



Viewing

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for
this property or require further information.

Energy Efficiency Graph



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