

STAGS

Well Lovely

Well Lovely

Rejerrah, Newquay, Cornwall, TR8 5QT

Goonhavern 1 mile Newquay 4 miles Perranporth 2.5 miles
A30(T) 3 miles Truro 8 miles

A fine well positioned country house with attractive garden, pond, open fronted garage, pasture field & field barn – total c1.95 acres. Hall, wc, kitchen/dining room, living room, sitting room, snug, garden room, 4 bedrooms, 2 en suites, bathroom. EPC Rating: D.

- Hall with Separate WC
- Sitting Room, Snug, Living Room & Garden Room
- Attractive Gardens & Pond
- Adjoining Field & Barn
- Freehold
- 4 Bedrooms, 2 En Suites & Bathroom
- Kitchen & Dining Room with Electric AGA
- Open Fronted 2 Bay Garage
- (Stable Yard & More Land Available)
- Council Tax Band E

Guide Price £795,000







SITUATION

Well Lovely is pleasantly located in a fine tucked away rural position being about 300 meters off the A3075 and about a mile from the village of Goonhavern which offers everyday facilities and amenities including a village hall with activities, general stores, public house, snooker club, garden centre and primary school.

All along the north coast are a number of surfing beaches including Perranporth, Holywell Bay, Crantock, Polyjoke and the beaches at Newquay. Indeed, the bustling coastal resort of Newquay is about 4 miles to the north.

Well Lovely is also well positioned to access the A30(T) with a junction about 3 miles to the south-east, and Truro, being the commercial, cultural and retail centre of Cornwall, is about 8 miles to the south.

DESCRIPTION

Coming to the open market for the first time in approaching 35 years, Well Lovely presents a tremendous opportunity to purchase a spacious country house of some 2,463 sq ft in a fine rural position and popular area.

The accommodation to the house is described in more detail below and also included within the sale are well tended wrap around gardens with pond, a good sized two bay open-fronted garage and an adjoining paddock with useful Field Barn – in total Well Lovely extends to about 1.95 acres.

If desired there is the exclusive opportunity for the purchase to buy about a further 5.12 acres comprising a Stable Yard and two pasture fields.

THE ACCOMMODATION

A part leaded and opaque glazed front door opens to an Entrance Hall with balustrade stairs off to the first floor, access to a Separate WC, Snug and Living Room. The Snug is an attractive room with ceiling timbers, window seat, stone fireplace with wood-burner, timber beam over and arched recess to side and housing a wood-burner. The Living Room is a well-proportioned room (currently used as a Snooker Room) with wide sliding double-glazed doors to outside.

The adjacent room is a Sitting Room with ceiling timbers and a wide stone fireplace with raised slate hearth, timber beam, wood-burner and the remnants of an old bread oven, return door to the Snug, and which opens to a pleasant Garden Room with triple aspect taking advantage of views to the pond and countryside beyond and ceiling lantern providing much light.

To complete the ground floor accommodation is a fine Kitchen and Dining Room with comprehensive range of base and eye level units with rolled slate worktops and including an electric double oven Aga, under-mounted stainless steel single drainer sink with vegetable bowl and mixer tap, built-in fan assisted oven with two LPG gas rings over, space and plumbing for dishwasher and washing machine, space for a refrigerator, space for freestanding American style refrigerator freezer and under-mounted earthenware sink unit. This room is triple aspect with two doors to outside and enjoys pleasant views over the pond to the countryside to the north.

On the first floor centred around a split Landing are four Bedrooms, two of which benefit from En Suite Showers and a Bathroom with ball and claw rolled top freestanding bath with Victorian style mixer tap shower fitment, wc and circular windowsill mounted washbasin.

THE GARDENS AND OPEN FRONTED GARAGE

To the front, side and rear of Well Lovely are well managed and landscaped gardens, laid mainly to lawn with a number of shrubs and mature trees, as well as flowerbeds, rockeries and paved seating terrace enjoying the views. Within the grounds is an appealing pond completing the picture.

At the end of the entrance drive is a stone chipped car parking and turning area adjacent to which is a timber two-bay open-fronted garage with internal store, power and electricity. Within the garden is a fine Potting Shed.

NB: The staddle stones adjacent to the drive and granite garden freestanding features are excluded from the sale.

THE PADDOCK AND FIELD BARN

Adjoining to the south with two gated access points is a pasture field currently divided by a hedge, at the southern end of which is a useful regular shaped timber Field Barn. In total Well Lovely extends to about 1.95 Acres.

MORE LAND AVAILABLE

Exclusively available to the purchaser of Well Lovely at the fixed price of £150,000 are two pasture fields with, at the northern end, a Stable Yard with four stables and Hay Barn. In total, the yard and two fields extend to about 5.12 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains electricity connected. Mains water connected or private borehole water supply. Private drainage. Electric double oven Aga. Two LPG cooking rings. Oil-fired central heating.

Broadband: Standard available (Ofcom). Mobile telephone: Vodaphone variable in home and good outdoor (Ofcom).

DIRECTIONS

From the centre of Goonhavern take the A3075 towards Newquay and drive out of the village. Pass the entrance to Carnebo Holiday Barns, follow the road sharply round to the left and pass the entrance to Primrose Farm on the left, SLOW DOWN and after about a further 50 yards turn left into a stone lane (approximately opposite the wrought iron gates to High Hopes). Drive along the lane and bear to the right at the Y. Continue down the shared lane and on reaching the stable yard, bear to the right into the entrance drive with is lined by granite staddle stones, passing the pond on the left, and leading to the open fronted garage.

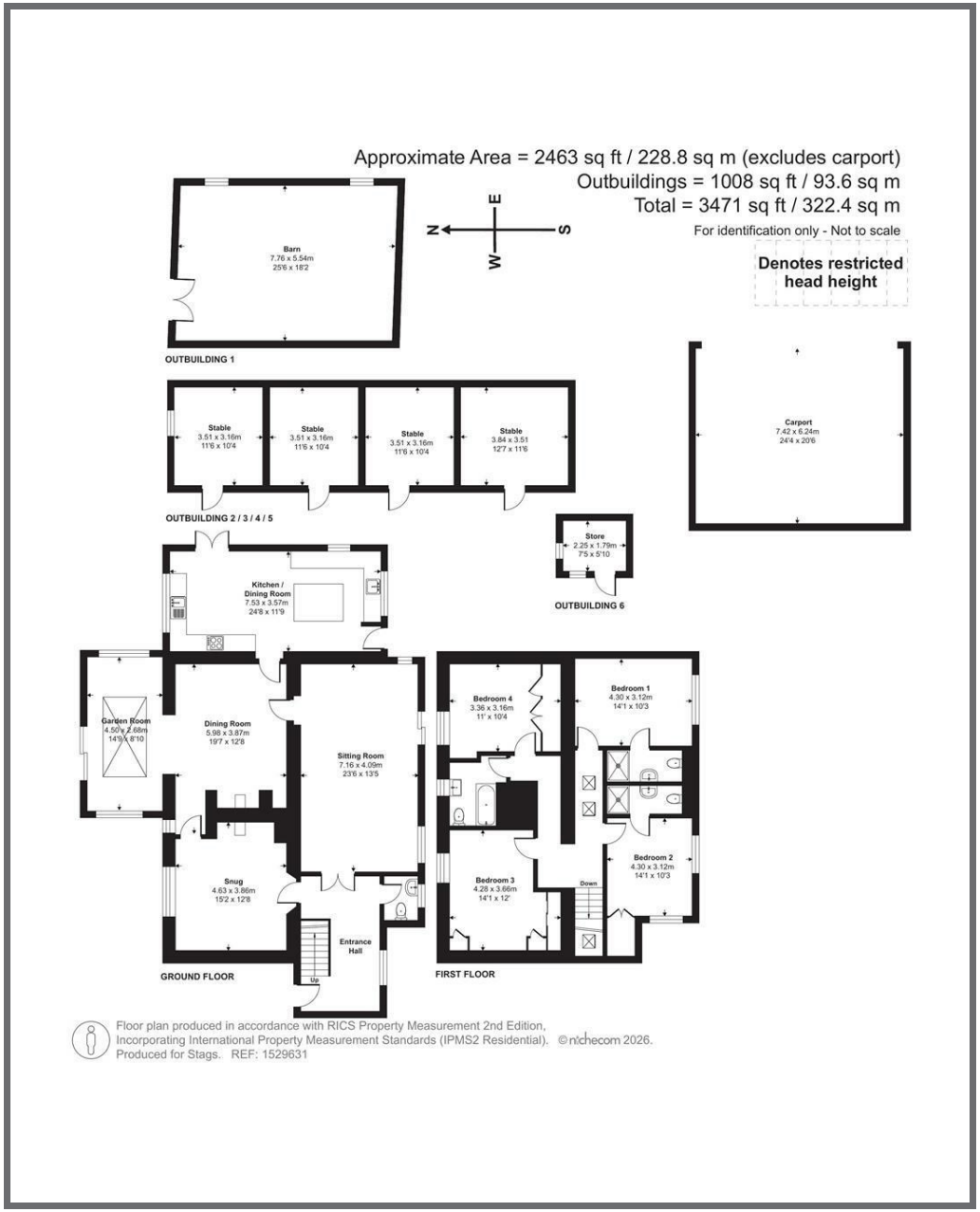


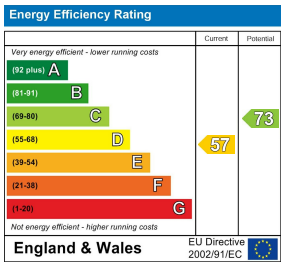




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488