



- Stunning Coastal Location
- Sea Views
- 3 Bedrooms
- 2 Bath/shower rooms

Boskerris Vean, Chapel Porth, St. Agnes, TR5 0NS

Guide Price £1,000,000

STUNNING SEA VIEWS. A unique, and extremely individual modern detached home in an enviable location just a short walk to the National Trust Cove at Chapel Porth, with its beach café and famous "Hedgehog" ice cream. Set in this Area of Outstanding Natural Beauty, the coast path is easily accessible as is the popular beach which is a "go to" location for the surfing community.

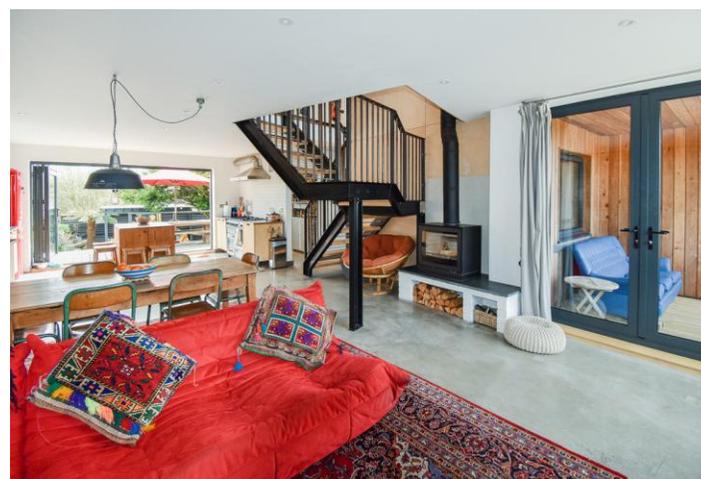
3 Bedrooms, 2 bath/shower room, "Industrial, loft style" interior design with underfloor heating and wood burning stove.

Property Description

STUNNING SEA VIEWS, AMAZING COASTAL LOCATION OVERLOOKING THE COVE AT CHAPEL PORTH.

This unique, and extremely individual modern detached home occupies an enviable location just a short walk from the National Trust Cove at Chapel Porth, with its beach café and famous "Hedgehog" ice cream. Set in this Area of Outstanding Natural Beauty, the coast path is easily accessible as is the popular beach which is a "go to" location for the surfing community.

This wonderful home would prove very successful as a holiday home, if required, and projections suggest a gross annual income in the region of £70,000. Currently a family home and rebuilt by the current owners in recent years, the property comes with a Consultants Certificate and is double glazed with underfloor heating to the ground floor along with attractive wood burning stove. Having been finished in an industrial loft style design, the accommodation includes an entrance porch leading to large open plan living room with wonderful folding doors leading from the kitchen out to the rear decked area, ideal for Alfresco dining and with wonderful views up the valley behind. There is a large walk-in pantry, generous utility room and ground floor bedroom 3, along with double doors which lead from the generous sitting area out to a covered sitting area positioned to take maximum benefit of the views from this wonderful coastal location. The ground floor accommodation is completed with a shower room and access from the utility room also leads into an integral garage/store. The first floor provides two wonderful double bedrooms, again having stunning views, both being dual aspect so the views include sea views to the front and wonderful countryside views at the rear. The first floor also has a delightful





bathroom with an integrated shower over the bath. The under floor heating is powered by an air source unit making this an extremely economical home.

LOCATION

This unique coastal paradise is situated just 2 miles from the centre of the extremely popular village of St Agnes with its extensive range of artisan shops, cafes and bistros, along with daily facilities including butchers, bakers, doctors, dentists, library and primary schooling. There is access to the cove at Tre vaunance providing for further bathing and surfing. For those that enjoy the outside lifestyle, this particular coast is popular for kayaking and as a designated area of outstanding natural beauty and a world mining heritage site, provides wonderful coastal and inland walks. The cathedral city of Truro is approximately 8 miles distant and provides the main retail and recreational centre for the county and access to the main A30 trunk road providing excellent communications throughout the county is approximately 4 miles distant. Newquay airport 20 miles.



LOBBY

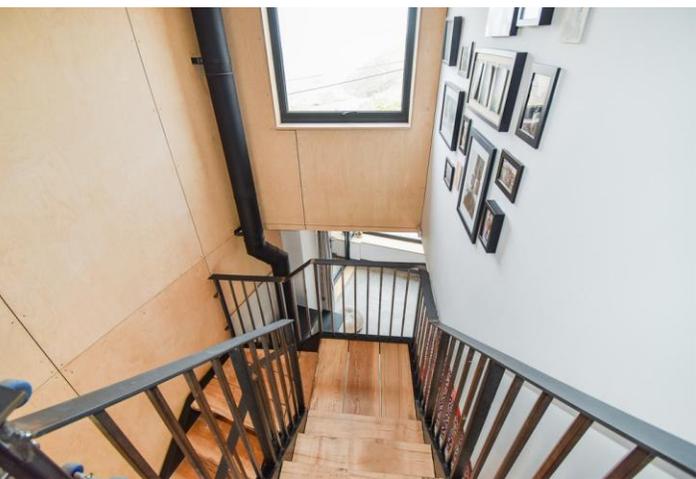
8' 8" x 4' 9" (2.65m x 1.47m)

LIVING/KITCHEN/DINING ROOM

29' 10" x 18' 2" (9.1m x 5.55m)

KITCHEN AREA

Includes the LPG range style cooker. Folding doors lead out to the extensive decked area at the rear.



There are fitted book shelves in the dining area and the living room is centred around a wood burning stove and the steel stairs with its reclaimed wooden treads is a striking feature of this industrial/loft style design. Sea views are enjoyed from the living area and double doors lead to the:-

COVERED SITTING AREA

8' 6" x 7' 4" (2.6m x 2.26m)



INNER HALL AREA

Leads to the:-

WALK-IN LARDER

8' 3" x 3' 11" (2.52m x 1.2m)

BEDROOM

9' 7" x 8' 0" (2.94m x 2.44m)

SHOWER ROOM

8' 2" x 6' 7" (2.51m x 2.02m) With a rainwater style shower, wc, wash basin with integrated splashback, shaver point and heated towel rail.

UTILITY ROOM

10' 9" x 6' 6" (3.3m x 2.0m) This irregular shaped room has an extensive range of base cupboards and space and plumbing for washing machine and tumble dryer. Door to:-

INTEGRAL GARAGE/STORE

18' 6" x 9' 5" (5.64m x 2.89m) Double wooden doors. Power and lighting.

LANDING

With wood block flooring and window encompassing the view over Chapel Porth Cove.

MASTER BEDROOM

18' 1" x 10' 9" (5.52m x 3.28m) This triple aspect room includes a port hole window and valley views to the rear and magnificent sea views to the front.

BEDROOM

18' 1" x 8' 9" (5.52m x 2.68m) With similar views to the master bedroom, again this time being a dual aspect room.

BATHROOM

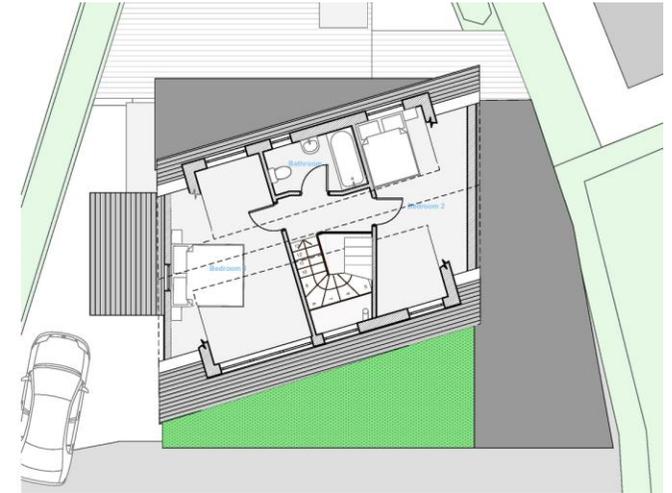
9' 4" x 4' 10" (2.87m x 1.48m) A wonderful industrial/loft style theme is continued with a panelled bath having integral shower and screen over, wash basin, wc and heated towel rail.



OUTSIDE

There is a parking area to the side of the property and in front of the garage. The garden being at the rear has a wonderful decked sitting area overlooking the fields behind and steps down to the lower garden which is currently Astro turfed for ease of maintenance and includes a lovely covered sitting area. Access exists around the property and at one side is an external shower for those returning from the beach.





92+	A	101 A
81-91	B	
69-80	C	72 c
55-68	D	
39-54	E	
21-38	F	
1-20	G	

6 Churchtown, St Agnes,
Cornwall, TR5 0QW

www.goundrys.co.uk
01872 552560
gareth@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements