

LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9217

Offers over £700,000

1 Rosemundy,
St Agnes, Cornwall, TR5 0UF

FREEHOLD



Located in Rosemundy right in the heart of the thriving coastal village of St Agnes, a superb, non-Listed Victorian end of terrace house with lovely recently extended family size 4 bedroomed, 3 reception roomed accommodation with driveway parking, outbuilding and tiered south facing rear gardens with hot tub and excellent modular garden room/studio.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, sitting room, play room, kitchen/dining room, utility room, wc, pantry.

First Floor: 3 bedrooms (2 doubles 1 single, principal bedroom with en-suite shower room), family bath/shower room off mezzanine landing.

Second Floor: study landing. Bedroom 4.

Outside: side driveway with parking for 2 cars. Outbuilding/store. Gate into tiered south facing lawned garden with lower lawn with hot tub. Upper terrace with modular garden room with power, light and Wi-Fi connected.

DESCRIPTION

The availability of No. 1 Rosemundy represents a rare and exciting opportunity to acquire a fantastic, well presented period home located right in the heart of the thriving coastal village of St Agnes. Rosemundy itself is one of the most historic parts of the village with an attractive mix of Georgian and Victorian houses in a quiet leafy side street which is just a stone's throw from all central village amenities. The property built 1890 has classic Victorian proportions and is the end of a salubrious short terrace of four with attractive exposed stone elevations with three quarter length sash windows (which have all been recently refurbished), brick lintels and cut granite quoins under a steeply pitched natural slate roof. The property has been refurbished, remodelled and extended by the current owners with over 1,600sq.ft. of oil fired centrally heated accommodation.



The property is set back from Rosemundy behind a low stone wall with an enclosed front garden and pathway. The entrance hall gives access to a comfortable sitting room with fabulous bay window and feature fireplace with contemporary woodburning stove set on a slate hearth. From here a square arch leads into the former dining room which is now used as a second sitting room/snug with open fire and a sash window looking into the kitchen. The kitchen/dining room is part of a recent extension which



has transformed the living accommodation with a large open-plan room which makes for a fantastic large entertaining space with travertine tiled floors with underfloor heating throughout, space for eight seater dining table, easy chairs and sofas and under a steep monopitch roof with double glazed skylight windows above a well fitted kitchen with attractive duck egg blue units with polished granite worksurfaces, Rangemaster cooking range, attractive Belfast sink and a further contemporary woodburning stove creating a real hub for the house. From the kitchen there is a large utility room/rear hall with further pantry cupboard and cloakroom/wc with door into the back yard.



There is accommodation over three floors and in total four bedrooms (three doubles, one single). On the first floor the principal bedroom has a well fitted en-suite shower room and off a mezzanine landing is a fantastic family bathroom with claw foot bath, over sized shower cubicle and attractive subway tiles. On the top floor a landing with study area opens into the fourth attic bedroom with Velux window overlooking the rear garden.

To the side of the property is a private driveway which leads to a yard at the back of the house with parking for 2-3 cars plus a very useful outbuilding/workshop. From the parking area a gate leads into a tiered south facing rear garden, the bottom tier is laid to lawn where there is a hot tub, the middle terrace is an ideal space for garden furniture and the top tier has a fantastic recently installed modular contemporary outbuilding with power, lighting and Wi-Fi/internet access perfect as a garden room, studio or children's den. The gardens are particularly tranquil and fully enclosed, perfect for families with children.

All in all, a fantastic particularly handsome and highly versatile period family home located in the historic heart of the thriving coastal village of St Agnes. Early viewing recommended to avoid disappointment.



LOCATION

1 Rosemundy is an historic and particularly sought after residential area located close to the centre of the thriving village of St Agnes. The village is both a Designated Area of Outstanding Natural Beauty and World Heritage Site. The ever popular and highly desirable compact village has an active local community which supports lots of independent shops and business. When you add into the equation stunning idyllic beaches, superb pubs and eateries as well as access to some of the most stunning coastal walks imaginable, it is not hard to see why St Agnes has developed a reputation as being one of the very best villages in Cornwall to live in.



The village itself is well served with all day to day needs on hand which include a couple of general stores, Boots Chemist, a bakers, butchers, fishmongers as well as a fine selection of public houses and restaurants, gift and surf shops together with local schooling and an doctors surgery. St Agnes sits above Trevaunance Cove to the north and Chapel Porth to the west, both fantastic beaches popular with surfers. Of particular benefit and one of the main attractions of St Agnes and indeed this area of Cornwall, is that the village of St Agnes is the nearest section of north Cornish coastline in reach of the cathedral city of Truro approximately 15 to 20 minutes' drive away.

The capital of Cornwall Truro is considered to be the main retailing, commercial and administrative centre of the county and has an enviable reputation for excellent shopping, restaurants, recreational and sporting facilities. On the side of Truro closer to St Agnes, there are two out of town retail centres together with the Royal Cornwall Hospital at Treリスケ, Truro Golf Club, Richard Lander School and Truro College. Truro also offers a selection of private schools. Access around the county is excellent with the A30 being just a few miles away from St Agnes and there is also a mainline railway station at Truro on the intercity line to London Paddington. The nearby Cornwall Airport Newquay offers flights to a large selection of UK and other international destinations.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR5 0UF.

SERVICES – Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

DIRECTIONS – Proceed into St Agnes on the B3277 and after the mini roundabout proceed onto the main street. Directly opposite the Railway Inn turn right into Rosemundy where after approximately 100 yards No. 1 Rosemundy will be found on the right hand side.

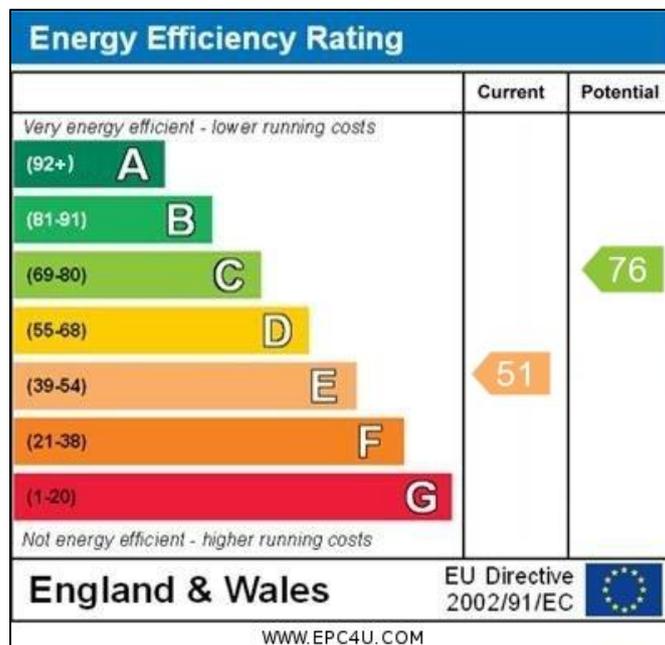
AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – Along the driveway and rear yard to 1 Rosemundy, there is an easement for the neighbouring properties to access their rear gardens. For further details please contact Lillicrap Chilcott.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Rosemundy, St. Agnes

Approximate Area = 1649 sq ft / 153.2 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Outbuildings = 190 sq ft / 17.7 sq m

Total = 1901 sq ft / 176.6 sq m

For identification only - Not to scale



Denotes restricted head height

