



- Stunning Individual Home
- Magnificent Living area
- 5 Bedrooms
- 4 Bath/Shower Rooms

Pandora, Polbreen Lane, St. Agnes, TR5 0UN

Offers In Region Of £700,000

This beautifully presented, luxuriously appointed individual detached home offers generous and adaptable accommodation centred around a magnificent dual height living space. 5 bedrooms, 4 bath/shower rooms, study, garage and ample parking. Oil Central heating and double glazing. Convenient position for the village amenities.

Property Description

This highly individual architect designed detached house has been beautifully presented throughout and is offered to the market in immaculate condition. Within a short walking distance of the St Agnes thriving village centre, the property offers five bedrooms plus a useful office, four bath/shower rooms and is entered into an impressive galleried hallway overlooking the generous open plan kitchen/dining room which flows beautifully into a conservatory and provides a wonderful living hub to this magnificent family home. There is also a utility room, garage and workshop, extensive parking and landscaped gardens set over two levels. Boasting views towards St Agnes Beacon and therefore having excellent access to local walks up over the Beacon and down onto the coastal footpath, designated an 'Area of Outstanding Natural Beauty', Pandora really does offer the best of both worlds for those looking for access to the wide open spaces and who may enjoy the outdoor lifestyle such as walking, mountain biking or running and equally the delightful coves at Trevaunance and Chapel Porth are easily accessible and popular with local surfers and bathers. A short further distance will take you to Porthtowan and Perranporth beaches renowned for their golden sands and popular with bathers and surfers alike.

Arranged over two floors, the front aspect belies the extensive accommodation available which is accessed via the impressive open plan hallway looking through and down over the kitchen/dining space below, which also has a wood burning stove. The sitting room has a curved glass block wall whilst the master suite has double doors which lead out to the front, excellent storage and a luxuriously appointed ensuite shower room. Four further good sized bedrooms, two with ensuite facilities and again a well appointed 'jack and jill' family bathroom with spa bath, large shower unit and his and hers sinks. A central feature for this property is the magnificent galleried landing which leads to the lower floor via a contemporary steel staircase with a balustrade and accesses the kitchen/living/dining space





where there is an extensive fitted kitchen with a range of oak fronted units with marble work surfaces. The dining area flows beautifully through to a generous conservatory/living space which in turn leads out into the rear garden. The utility room and office along with further shower room complete the ground floor accommodation.

Pandora is approached over two brick paved driveways which provide parking for a number of vehicles and give access to the detached garage with workshop area. The front is bounded by an attractively planted Cornish stone wall with a lawned garden behind and either side a gate leads to the private landscaped rear garden with decked terraces providing excellent spaces for Alfresco dining and a further area of lawn.



LOCATION

Pandora has an enviable location just a short walk (300 metres) into the centre of this thriving village which offers an excellent range of everyday facilities including a number of bars, bistros and restaurants, coffee shop and local facilities also include a range of local independent shops which include mini market, butchers and bakers and there is a primary school, church, chapel, doctors and dentists along with thriving sports club. The cathedral city of Truro is approximately 8 miles and offers an extensive range of retail, recreational and educational facilities along with mainline rail link to London Paddington and the north.



SERVICES

Mains electricity and drainage. Oil fired central heating. Photovoltaic panel (with feed in tariff).



DIRECTIONS

Approaching St Agnes from the Truro direction, continue into the village and at the mini roundabout turn left and after approximately 200 metres turn right into Polbreen Lane and the property is found a short way along on the right hand side.

ENTRANCE PORCH

GALLERIED HALLWAY

SITTING ROOM

18' 9" x 14' 11" (5.74m x 4.55m) maximum. With an attractive curved glass panel wall.

BEDROOM 1

13' 6" x 13' 5" (4.14m x 4.11m) plus extensive fitted wardrobes.

ENSUITE WET ROOM

7' 9" x 6' 9" (2.37m x 2.06m)

BEDROOM 2

16' 6" x 10' 9" (5.05m x 3.30m) With an extensive range of fitted bedroom furniture.

JACK & JILL BATHROOM

13' 0" x 9' 8" (3.97m x 2.95m)

BEDROOM 3

13' 8" x 11' 3" (4.19m x 3.45m) With fitted wardrobes.

BEDROOM 4

11' 10" x 9' 10" (3.63m x 3.0m) With fitted wardrobes.

ENSUITE SHOWER ROOM

9' 1" x 2' 10" (2.79m x 0.88m)

BEDROOM 5

10' 7" x 7' 10" (3.25m x 2.41m)



LOWER GROUND FLOOR

KITCHEN/DINING ROOM

24' 1" x 15' 3" (7.36m x 4.65m) Double doors lead into the:-

GARDEN ROOM/CONSERVATORY

21' 10" x 12' 0" (6.68m x 3.68m)

INNER HALL

With storage cupboard.

UTILITY ROOM

12' 11" x 5' 1" (3.96m x 1.55m)

OFFICE

9' 8" x 8' 0" (2.95m x 2.44m)

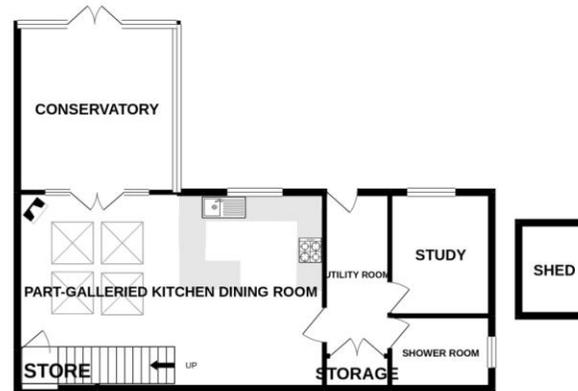
SHOWER ROOM

8' 1" x 5' 1" (2.47m x 1.57m)

GARAGE/WORKSHOP

27' 11" x 10' 7" (8.51m x 3.23m) maximum. Irregular shaped garage.

LOWER GROUND FLOOR



GROUND FLOOR



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

