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C A M E L

COASTAL & COUNTRY



2 Valley Place Crosscombe

St. Agnes, TR5 0XP

Guide Price £250,000



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The Cottage

A character two-bedroom property in a tucked-away position in Crosscombe, Trevellas, with an unusual layout, a surprisingly generous garden and a lovely woodland outlook.

The property is entered at ground level, where the landing provides access to the two bedrooms and shower room. Stairs lead down to the main living accommodation, comprising a separate dining room, kitchen and living room, along with a sunroom overlooking the garden. Double doors from the sunroom open directly onto the outside space.

The main bedroom benefits from a walk-in wardrobe and an en-suite WC, with the separate shower room serving the rest of the accommodation.

Outside, the garden offers a good range of spaces to enjoy, including a large seating area off the sunroom and steps down to a decked seating area backing onto woodland. Across from the road of the cottage you will also find parking for two cars.

Crosscombe is conveniently positioned between St Agnes and Perranporth, both offering sandy beaches, independent shops, cafés and other local amenities. The surrounding coastline and countryside provide plenty of opportunities for walking and enjoying the outdoors.

An individual home with plenty of character, a generous garden and a peaceful setting, ideally suited to those looking for something a little different.

Entrance Hall

Bedroom One

10'8 x 9'10 (3.25m x 3.00m)

Ensuite WC

3'10 x 3'10 (1.17m x 1.17m)

Walkin Wardrobe

8'7 x 4'0 (2.62m x 1.22m)

Bedroom Two

13'10 x 8'1 (4.22m x 2.46m)

Wetroom

7'6 x 4'7 (2.29m x 1.40m)

Lower Ground Floor

Dining Room

12'7 x 9'11 (3.84m x 3.02m)

Kitchen

10'3 x 6'3 (3.12m x 1.91m)

Living Room

12'4 x 12'2 (3.76m x 3.71m)

Sunroom

10'3 x 7'2 (3.12m x 2.18m)

Gardens

To the rear of the cottage there is a large low maintenance seating area off the sunroom, from here there are steps to a substantial decked area and garden shed. The gardens and private with a pleasant rural outlook.

Parking

There is a parking area for the property opposite. The land is owned by family of the current owner but there is an easement in place for parking on an impetuuity basis.

Tel: 01872 571454

Directions

Sat Nav: TR5 0XP

What3words: ///renders.exits.inversion

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1800

Construction Type: Stone

Heating: Electric and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank

Council Tax: C

EPC: F

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



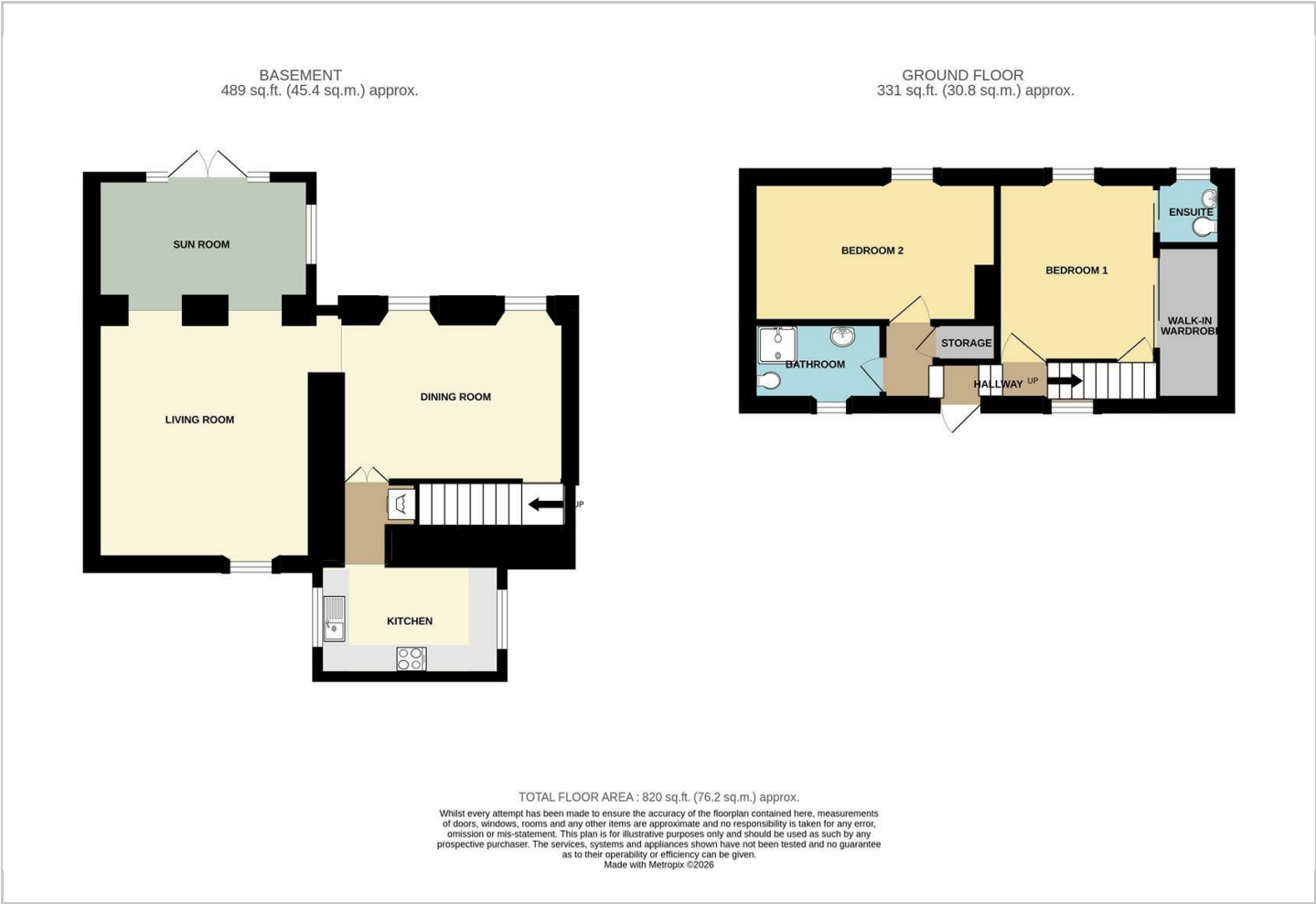
Hybrid Map



Terrain Map



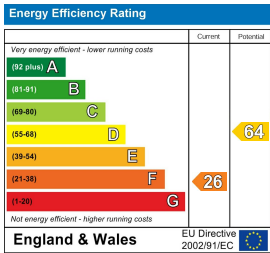
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.