



Grade II Listed

Prestigious Terrace

Requiring Some Updating

No Chain

3 Stippy Stappy, St. Agnes, TR5 0QR

Offers In Excess Of £300,000

This property gives buyers a rare opportunity to acquire a cottage on the popular terrace of Stippy Stappy, St Agnes. While some buyers will wish to update in areas, this charming residence offers three bedroom accommodation and a garden to both front and back.



Property Description

This truly delightful cottage is found in the heart of the village of St Agnes, within a famous Grade II Listed row of 18th century cottages known as "Stippy Stappy". 3 Stippy Stappy is well positioned near the top of the terrace, just 100 yards from the centre of the village.

The accommodation has been well loved and cared for over the years, but some buyers may now wish to update in areas and imprint their own cosmetic impressions.

The cottage still offers a host of original features which include the beamed ceiling in the living room, complete with window seat. The living room also has a working open fire which is an integral part of the heating.

In brief the accommodation on the ground floor comprises living room, kitchen and WC. While the first-floor boasts three bedrooms and a small but well-equipped shower room.

With history steeped within its walls, this charming cottage also provides a courtyard style garden to the front, while to the back there is another enclosed, low maintenance garden which offers a useful storage shed and lovely views down the terrace over the neighbouring gardens.

The property has all electric heating and most windows have secondary glazing. This Grade II listed cottage is sold with no onward chain and would make a superb residence full of charm or a lovely holiday home.





LOCATION

St Agnes is a picturesque village situated on the spectacular North coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is famed for its Beacon, mining heritage and captivating coastal scenery.

The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops, doctors, dentists and veterinary practices along with an excellent primary school and an array of cafes, bars and bistros. There are many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

The popular surfing and bathing beaches of Trevaunance Cove, Chapel Porth, Porthtowan and Perranporth are all within 5 miles and benefit from seasonal lifeguard cover.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

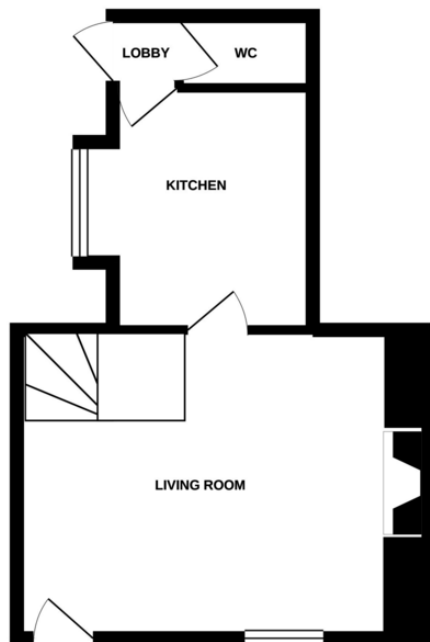
A mainline rail link can be found at the cathedral city of Truro some 8 miles distant which as one would expect of the major county town has a full range of retail, recreational and educational facilities. Newquay airport with its regular flights to London, various parts of the UK and some European destinations is approximately 18 miles distant.

INFORMATION

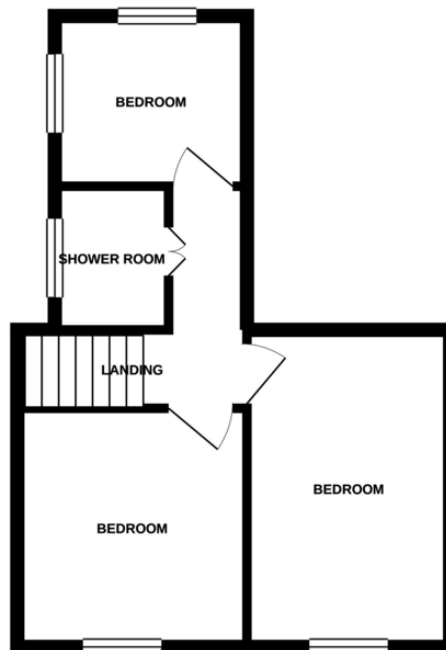
Tenure : Freehold

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GROUND FLOOR



1ST FLOOR



We have not seen title documents and measurements are for guidance purposes only.
Electric heating.

ACCOMMODATION

LIVING ROOM

17' 3" x 12' 11" (5.27m x 3.96m)

KITCHEN

7' 10" x 10' 2" (2.40m x 3.10m)

WC

FIRST FLOOR

BEDROOM

7' 9" x 10' 0" (2.37m x 3.06m)

BEDROOM

12' 7" x 9' 6" (3.86m x 2.92m)

BEDROOM

7' 11" x 7' 11" (2.42m x 2.42m)

SHOWER ROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC N/A

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