



Summer House

Beacon Drive, St. Agnes, Cornwall



BNP PARIBAS GROUP

A sensational, stylish and characterful luxury coastal residence and annexe with phenomenal sea views.

A remarkable coastal residence which combines a greatly extended and transformed traditional Cornish granite cottage with modern luxury interiors and vast glazing to appreciate the miles of sensational clifftop sea views, boasting an annexe wing, c 0.84 acre gardens and near to Chapel Porth beach and the wonderful village of St. Agnes.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



LARGE DRIVEWAY & GARAGE



0.84 ACRES



FREEHOLD



COASTAL



2,870 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Summer House is an incredibly attractive coastal residence which has evolved during our clients ownership from a granite cottage to a spacious, stylish and versatile home spanning over 2,870 sq ft. The clifftop home showcases breathtaking sea views from all principal rooms and is arranged as a four/five bedroom and three bathroom main home and adjoining annexe wing with a range of possible uses. Situated nearly equidistant between Chapel Porth Beach and St. Agnes village, this presents an incredible opportunity as a wonderful home with space for dependant relatives or visitors.

There is wonderful attention to detail throughout with many statement features, be that a double height entrance or the clever use of expansive glazing and picture windows that perfectly frame the jaw dropping west and southwest facing sea views.

The large welcoming entrance displays exposed stone, oak stairs and draws you straight through to the expansive kitchen/living space offering the first

appreciation of the endless sea views. The handcrafted oak kitchen with central island/breakfast bar by Out Of Wood, Truro is simply stunning, housing a Rangemaster, integrated Samsung fridge freezer and dishwasher with a polished quartz worktop with the north Cornish coast as a backdrop. Further to this open space is a snug area with wood burner and sea view picture window, plus room for a designated dining. There are two more reception rooms used as a gym and sitting room, plus a shower room, utility and rear entrance hall.

There are four lovely bedrooms including an impressive triple aspect principal en suite with large sliding doors to a Juliet balcony style opening to mesmerizing views of the coastline. The other bedrooms share a tastefully appointment bathroom with a corner shower.

A stylish one bedroom annexe enjoys great views, space and privacy working well as a holiday let but adjoining the main house via the garage, would make a great home for a dependant relative.



Outside

Commanding a peaceful clifftop position, the property is approached via a granite pillared entrance with a long sweeping circular drive and stands within delightful private grounds extending to c. 0.84 acres. There is ample parking for multiple vehicles and an integral garage. Large south facing lawns ensure there is generous space to enjoy the sun throughout the day. Tasteful landscaping include two thoughtfully designed patios, one extending from the main living space of the house and the other from the annexe. Both creating privacy from one another and a sheltered sun trap, capturing the west and south west facing views that gaze along the rugged north coast towards Godrevy Lighthouse and St. Ives.

Location

Situated in an Area of Outstanding Natural Beauty on the St. Agnes Heritage Coast at the foot of St. Agnes Beacon, conveniently c. 1 mile from the village and Chapel Porth Beach. As well as the tranquillity and sensational views on offer, the immediate access to miles of magical rural and coastal walks, passing iconic

Cornish history at the nearby Wheal Coates mine ruins, a choice of stunning beaches renowned for great surf plus the benefit of a thriving nearby village makes this an incredible location to call home.

St. Agnes is incredibly sought after, boasting a wonderful community and remarkable amenities. There is a plethora of charming and high quality independent cafes, shops, restaurants and pubs, a doctors surgery, primary and pre school, church, football and rugby, Post Office and store, butchers and bakery to name a few reasons for the popularity.

Nearby Truro offers great facilities including many supermarkets, businesses, first class shopping, restaurants and bars, a cinema, theatre and golf course. There is a choice of state and independent schooling including Truro School, Truro Prep School and Truro High School for Girls. It is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay conveniently offers international and national flights, including flights to London Gatwick taking around an hour.



Distances

- St. Agnes - 1 mile
- A30 - 5 miles

Nearby Stations

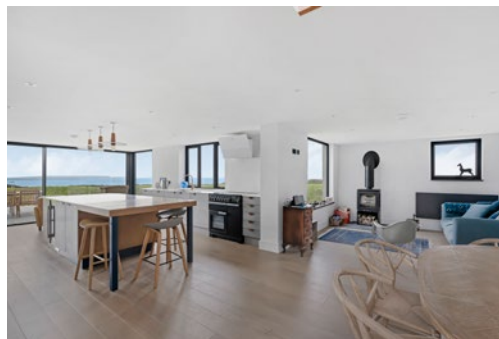
- Truro - 10 miles
- Cornwall Airport - 22 miles

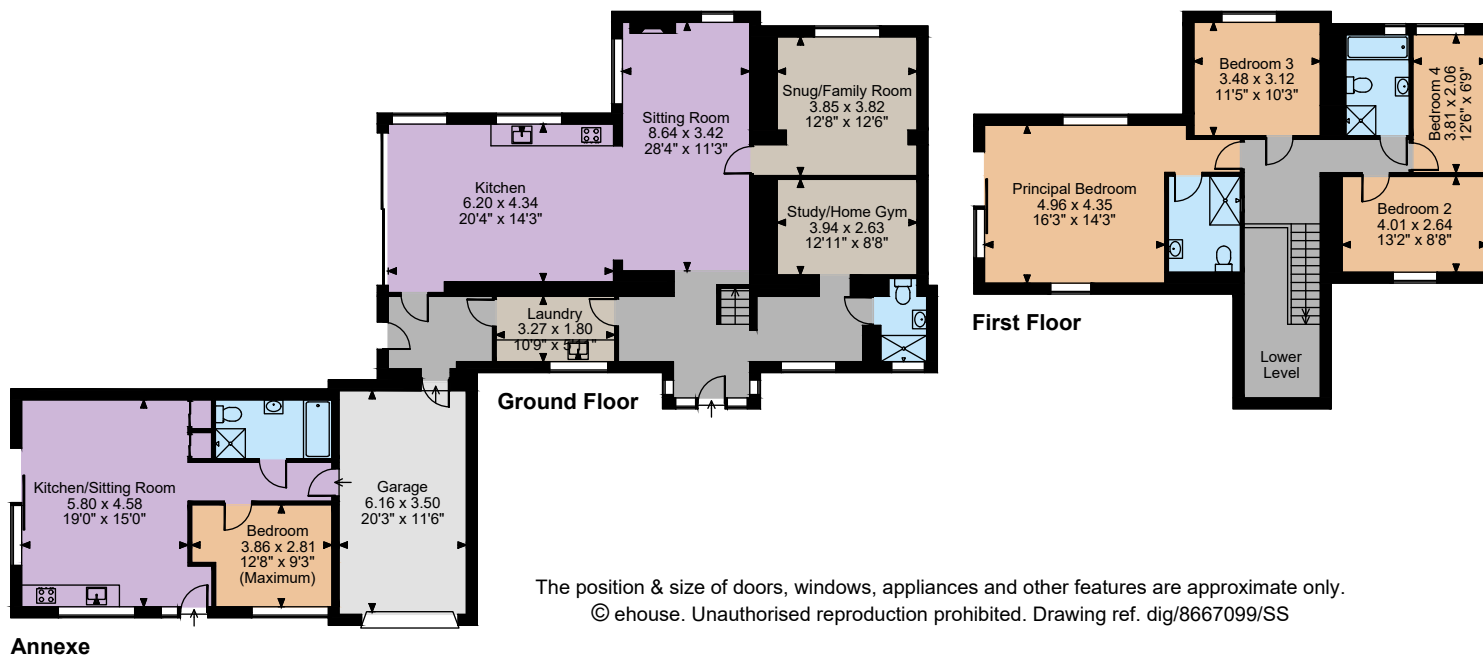
Key Locations

- Chapel Porth Beach - 1 mile (by footpath)
- Trevaunance Cove - 1.5 miles

Nearby Schools

- St Agnes Primary - 1.5 miles
- Richard Lander Secondary - 8 miles
- Truro College - 8 miles
- Truro Prep - 9 miles
- Truro High For Girls - 10.5 miles
- Truro Independent School - 11.5 miles





Floorplans

House internal area 2,870 sq ft (267 sq m)

Garage internal area 232 sq ft (22 sq m)

For identification purposes only.

Directions

TR5 ONU

what3words: ///cooking.comforted.shadows

General

Local Authority: Cornwall Council

Services: Connected to mains electric and water with air source heating and private drainage, which we understand from the owner to be compliant with current regulations. Underfloor heating in the kitchen, utility, rear entrance hall and annexe.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: B (82)

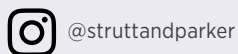
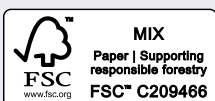
Cornwall

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