



**Broadviews, Goonearl
St. Agnes Parish
Cornwall
TR16 5EB**





4-5 Bedrooms
1-2 Reception Rooms
4 Bathrooms
2102 Sq. Ft
Guide Price
£850,000



Chain Free! A beautiful, executive home built on the outskirts of an equestrian farm with superb rural views. Just 10 minutes from the beaches at St. Agnes or Portreath with easy access from the A30.

This large (2000 sq.ft. +) four / five-bedroom executive home is available chain free. Set on the outskirts of an equestrian farm the house is positioned privately with uninterrupted views over paddocks looking north towards St. Agnes.

(Additional land available by separate negotiation)

Broadviews is a contemporary and impressive family home located in a superb countryside setting yet a short drive to the north Cornish coastline.

Every modern luxury has been provided for and these, combined with spacious and flexible accommodation create a wonderful family home providing a superb outlook over the gardens, and surrounding countryside. Internally the property has well-proportioned accommodation that is spread over two floors with an amazing triple aspect open plan kitchen / living space, which is flooded with light. The bespoke kitchen is fitted with a range of wall and floor mounted units and has all the integrated appliances one would expect of a luxury home.

The living area is a semi-open plan design. Bifold doors open out to a patio and the garden allowing the grounds and views to be enjoyed from within the house. There is a dual aspect dining area between the kitchen and living room which has its own bi-fold doors leading out to a patio to the side of the house.

Adjacent to the kitchen is a sizeable utility room an external door and ample storage plus worktop space.

Completing the ground floor is a study which could be used as a fifth bedroom if required as it also has en-suite shower room facilities.

A large entrance porch with galleried ceiling has an oak and glass staircase which rise to the first floor to a spacious landing and four double bedrooms. Two bedrooms have en-suite shower rooms. The master bedroom is of note with velux windows to the rear and a generous balcony to the front providing outstanding far-reaching rural views. The family bathroom has a contemporary freestanding bath and separate shower cubicle and is a fantastic example of the quality finish of this property.

Approached via a shared lane to other properties within the farm, the house is found on its own at the end of the lane. A gated, gravel drive leads to a single garage with further ample parking for multiple vehicles. The garden is mostly laid to lawn and this level grassed area provides a wonderful space for children to play all within easy sight of the house.

An additional 16 acres of paddocks to the front of the property is available by separate negotiation.









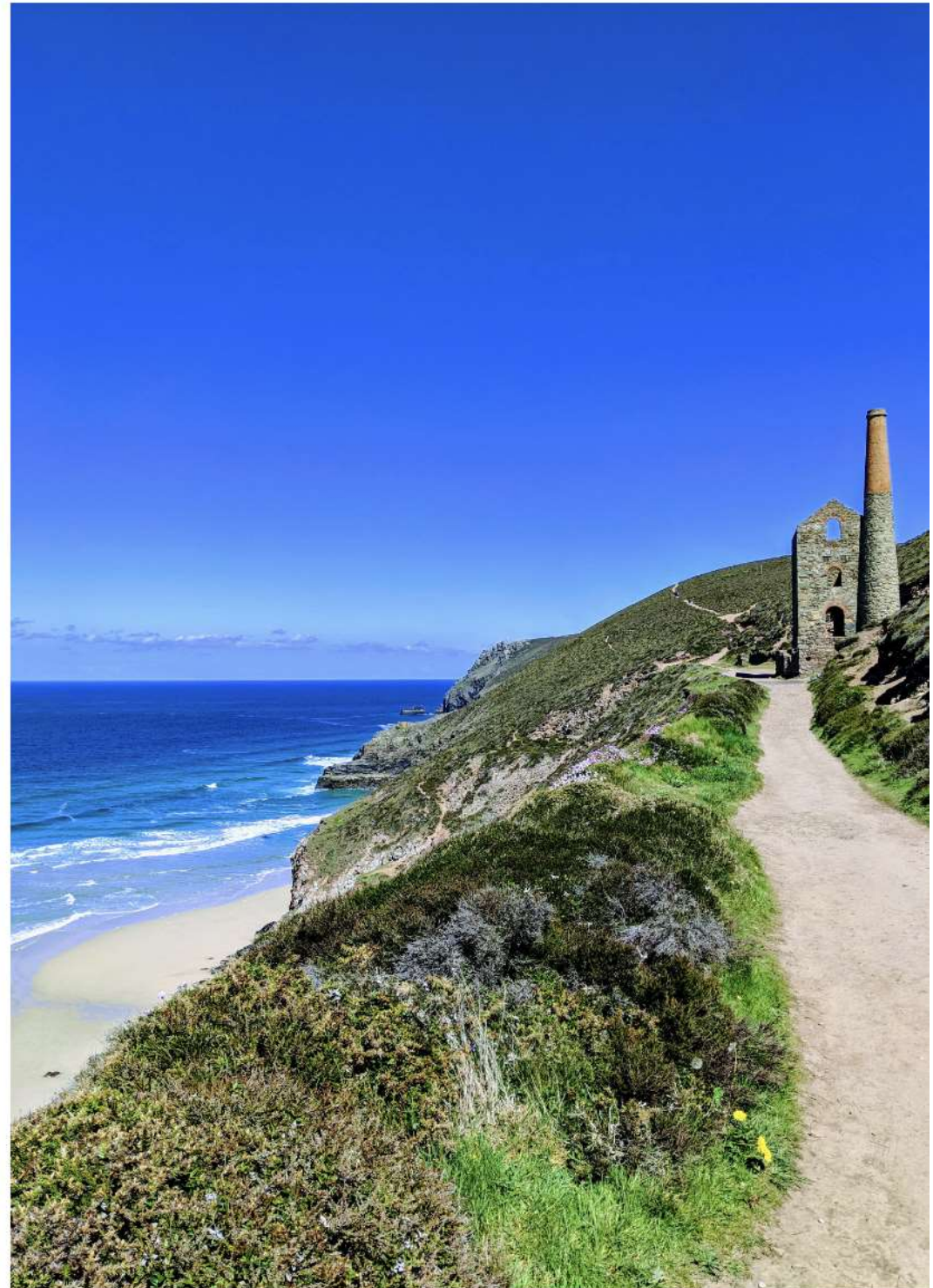
Surrounding Area

SURROUNDING AREA

The north Cornish coast's villages are nearby at St. Agnes (12 minutes), Porthtowan (8 minutes) and Portreath (16 minutes) where there are beautiful beaches or at Gwitherian (20 minutes) where the golden sands continue to Hayle overlooking St. Ives Bay. The Cathedral City of Truro is approximately 8.5 miles distant and provides county-leading shopping and scholastic facilities. Redruth or Truro offer a mainline rail service to Paddington and on the north coast at Newquay there is an airport with regular non-stop flights to London, Bristol, Manchester, Edinburgh & Belfast amongst others.

DIRECTIONS

From the A30 exit at the A3041 and on the north side of the A30 take the exit off the roundabout by Dales Renault garage to head west parallel to the A30, following signposts for Blackwater. Take the first left just before "Smokey Joes Cafe" and proceed for about 700 yards. Turn right into the drive for "Goonearl Farm" and then take the first left off the drive. Proceed to the end of this lane passing the barn conversions and the house will be found through its gated entrance.



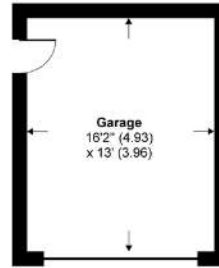
Broad Views, Goonarl, Scorrier, Redruth, TR16

Approximate Area = 2102 sq ft / 195.3 sq m (includes garage and excludes void)

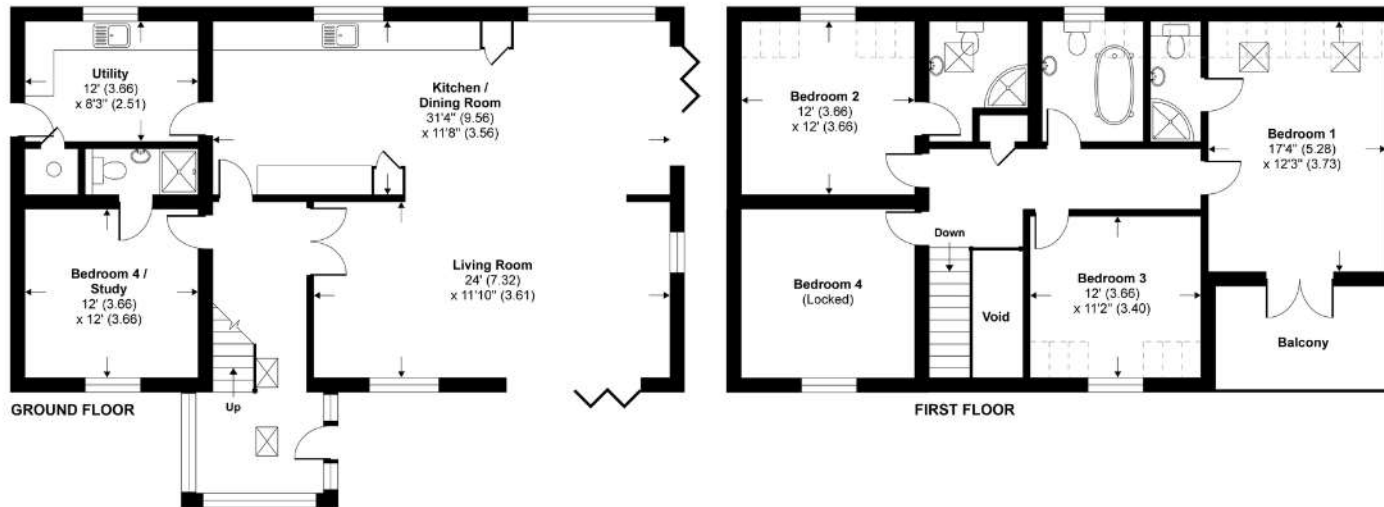
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 2194 sq ft / 203.8 sq m

For identification only - Not to scale

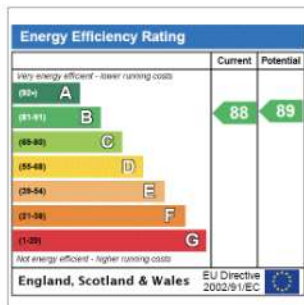


Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Humberts. REF: 739885



Additional Information

Mains electricity. Mains water. Private drainage. Oil fired underfloor heating. Solar photovoltaic panels. BT connected. Council Tax Band C

An additional 16 acres is available by separate negotiation.

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