



New Barn  
Goonarl  
St. Agnes Parish  
TR16 5EB





3 Bedrooms  
2 Reception Rooms  
3 Bathrooms  
139 Sq. Metres  
**Guide Price**  
**£695,000**



## **Fantastically positioned, newly constructed home with superb rural views, a large garden and optional 2.5 acre paddock.**

This detached three bedroom home has been redeveloped and extended from a previously converted barn. Stone clad and rendered with granite quoins, it sits overlooking equestrian paddocks with distant rural views beyond.

The home offers a large kitchen/diner with French doors leading out to a patio and front garden. The kitchen has an integral fridge/freezer, dishwasher, double electric eye level oven, induction hob with extractor over set in a range of modern handleless base and wall mounted cabinetry. A breakfast peninsula helps to define the kitchen from the dining area. The room is large enough to have a large dining table or potentially a more relaxed living area.

To the other side of the house is the triple aspect sitting room with French doors opening to the front and side.

Additionally, there is a separate utility room and cloakroom on the ground floor.

Upstairs there are three double bedrooms. The master bedroom and bedroom two both have Juliet balconies overlooking the garden and offering lovely rural views. Both also have en-suite jack-and-jill bathrooms. The master en-suite offering a bath with shower over while the second is a shower room.

A large level, lawned garden to the front of the property provides plenty of space to admire the views. To the rear of the house is a generous, south facing, brick patio which is a sun-trap.

To the side of the house is a plot which is separately available for £40,000. Ownership would double the size of the gardens and provide ample space for a garage, home office or possibly an annexed building subject to the appropriate planning permissions.

Additionally, opposite the house is a fenced paddock of 0.6 acres and an adjoining 1.9 acre field. This is also optionally available for £40,000. This land is directly in front of the property and is visible from all of the front windows of the house.









# Surrounding Area

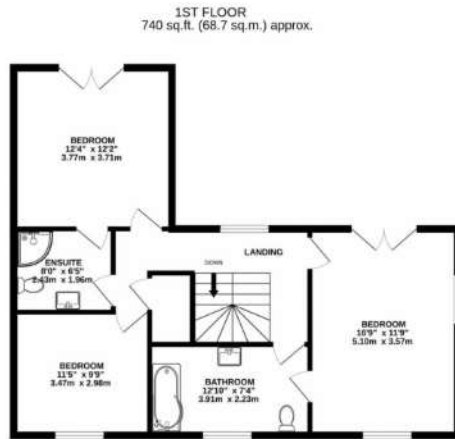
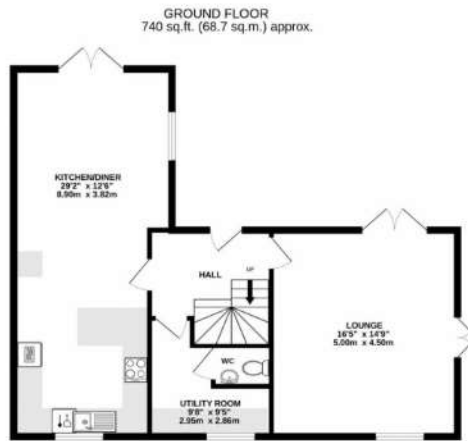
## SURROUNDING AREA

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.

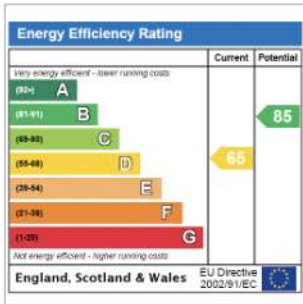
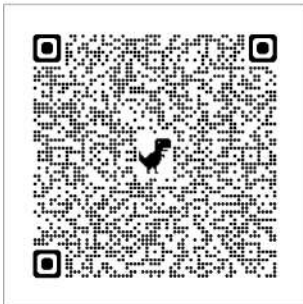
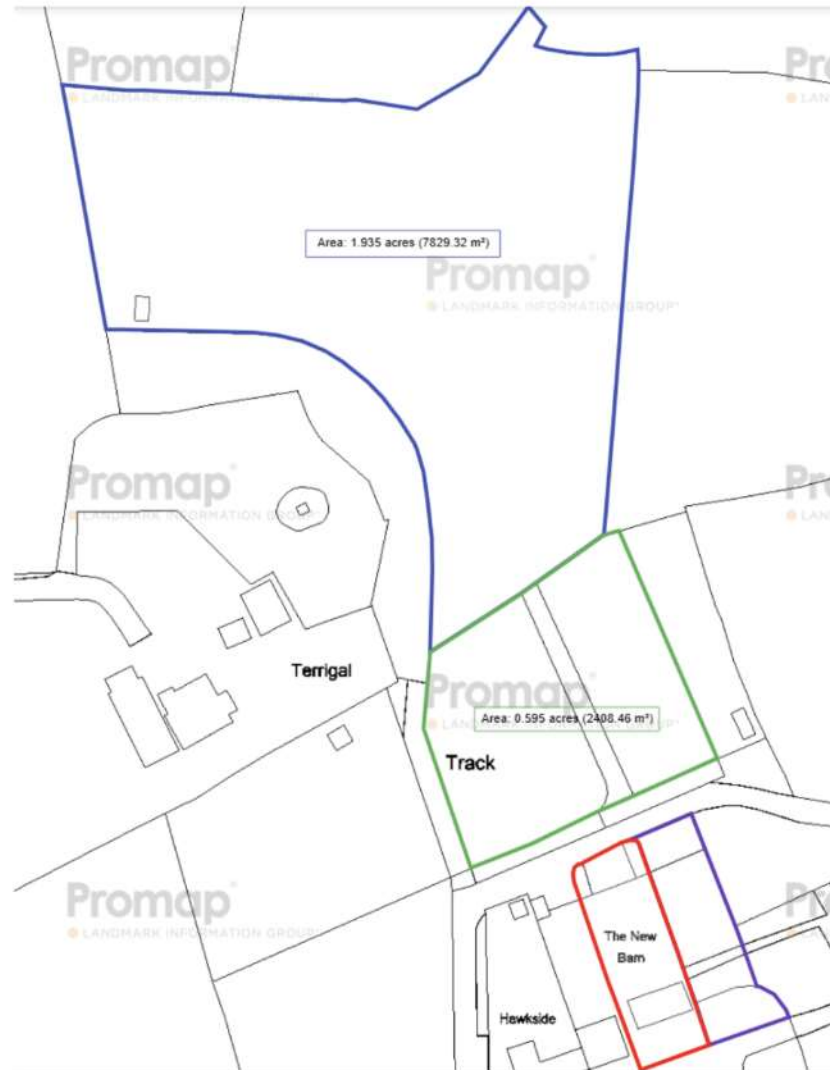
## DIRECTIONS

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 and the house will be found on the right hand side.





TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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.  
 Made with Blueprints ©2014



**Additional Information**  
 Mains electricity and heating. Mains water. Private drainage.  
 Council Tax Band B

Phone :+44 1872 278288  
 Email : truro@humberts.com  
 www.humberts.com  
 67 Lemon Street  
 Truro  
 TR1 2NS



**IMPORTANT NOTICE:**

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.