



The Old Chapel  
Mithian, St. Agnes  
Cornwall  
TR5 0QA







3-4 Bedrooms  
2-3 Reception Rooms  
3 Bathrooms  
2628 sq.ft  
**Guide Price**  
**£850,000**





## Generously proportioned, south facing home with secondary accommodation in prime north coast village.

Looking for a home for an extended family or with income potential in a fantastic north coast village? This might be just the place! This converted chapel (c.1837) offers plenty of space for a family, with a large reception room, three bedrooms and an integral one bedroom annexe.

The home offers south facing gardens and reception rooms that have a lovely outlook over the neighbouring fields.

Entering the home, stairs lead up to the principal living area. There is a large, dual aspect sitting room (22ft x 18ft) whose elevated position makes the most of the scenic countryside outlook from the large windows. A woodburner is set within an attractive sandstone fire surround making an attractive feature.

There is an adjoining dual aspect dining room which in turn leads into the kitchen. A large picture window allows plenty of natural light to flood into the eat-in kitchen. A range of cream base and wall mounted cabinets include integrated double ovens and electric hob with extractor over. There is space for a dishwasher and freestanding fridge freezer.

There are two double bedrooms, the larger of which is south facing and has an ensuite shower room in addition to the family bathroom.

A second staircase leads downstairs to a room that can either be a hobby room or second reception room or an additional bedroom to either the main residence or the annexe.

This ground floor has been set up as either a one or two bedroom annexe, independent of the main accommodation. There is a kitchen and bathroom, a double bedroom and a good sized sitting room which has French doors opening to a small decked area overlooking the garden. This annexe could provide a healthy income if rented out or would work fantastically well for a dependent relative or office suite.

While it is currently set up to be quite independent of the upstairs accommodation, it previously had an adjoining door into the reception hall to integrate it.

There is a large, integral garage offering additional space for extending the already expansive living accommodation.

Outside there is nice sized south facing garden with a brick paved patio area from which to enjoy the views. A second garden sits below the house and has plenty of space for vegetable beds or to kick a ball about. There are raised beds, a greenhouse and garden shed and fruit trees. This garden also allows for additional off-street parking. To the north of the house is a walled patio area off the 'hobby room' as well as an additional paved parking space.

The house sits quietly on a no-through road which is shared with just one other property. Overlooking rural fields the home offers peace and tranquillity on the outskirts of a charming north coast village.

















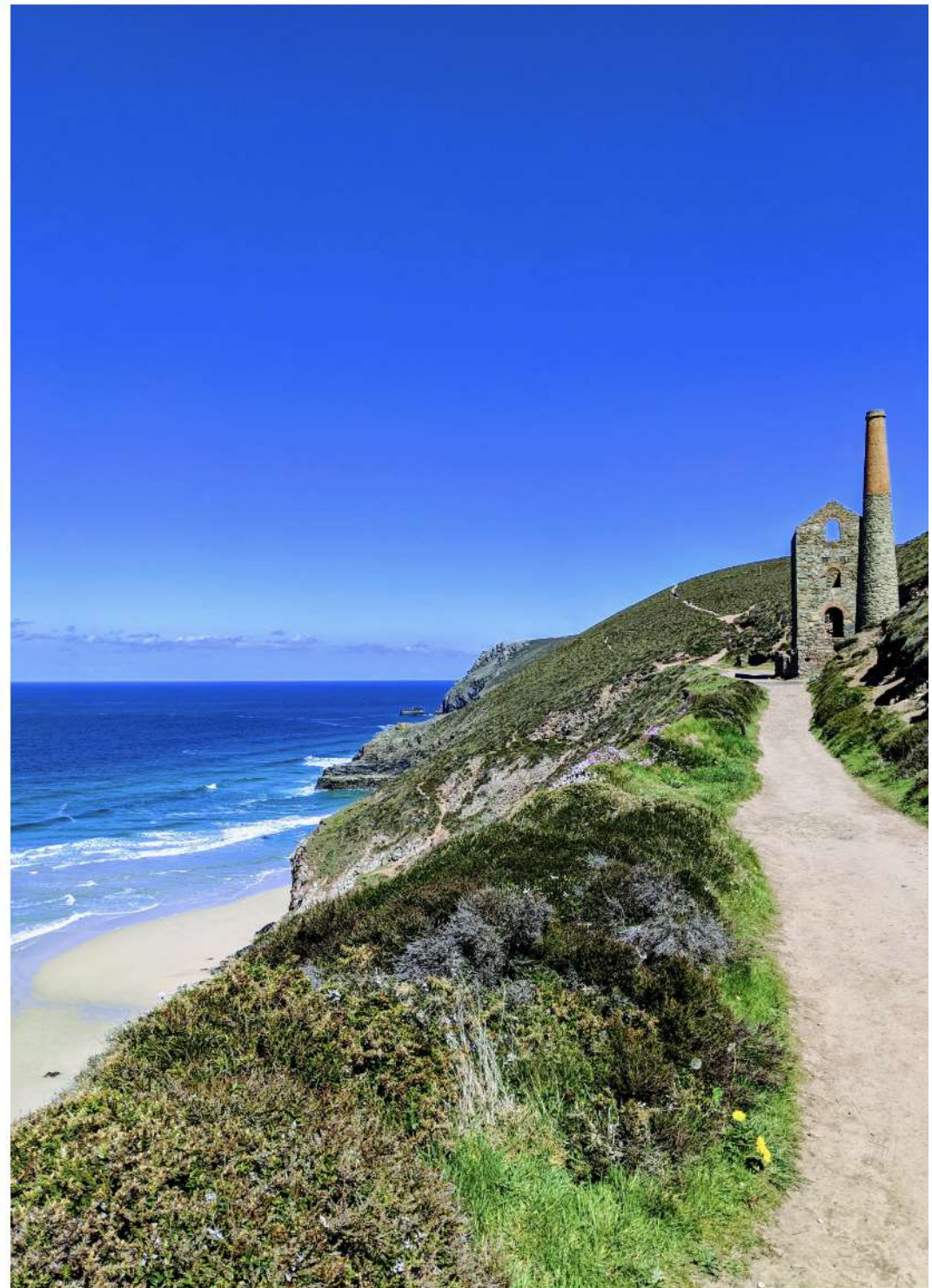
# Surrounding Area

Mithian is a well-regarded village approximately 1 mile from St. Agnes and the North Coast. Most well-known for its 16th century pub which is a short walk away from the house. The village also offers a well-regarded primary school and is a village with a strong community spirit.

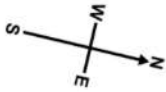
There are more facilities nearby in St. Agnes including shops, cafes and restaurants. The picturesque village is in an Area of Outstanding Natural Beauty boasts two beautiful beaches at Trevaunance Cove and Chapel Porth.

Just three miles away is the beach at Perranporth which itself extends to two miles.

Some 7 miles away is the Cathedral City of Truro which offers a further comprehensive range of shopping and school facilities at both primary and secondary level as well as a wide range of recreational activities and leisure pursuits. There is a mainline railway station in Truro connecting with London Paddington and an airport at Newquay with daily flights connecting to London Stansted and London Gatwick amongst other destinations.

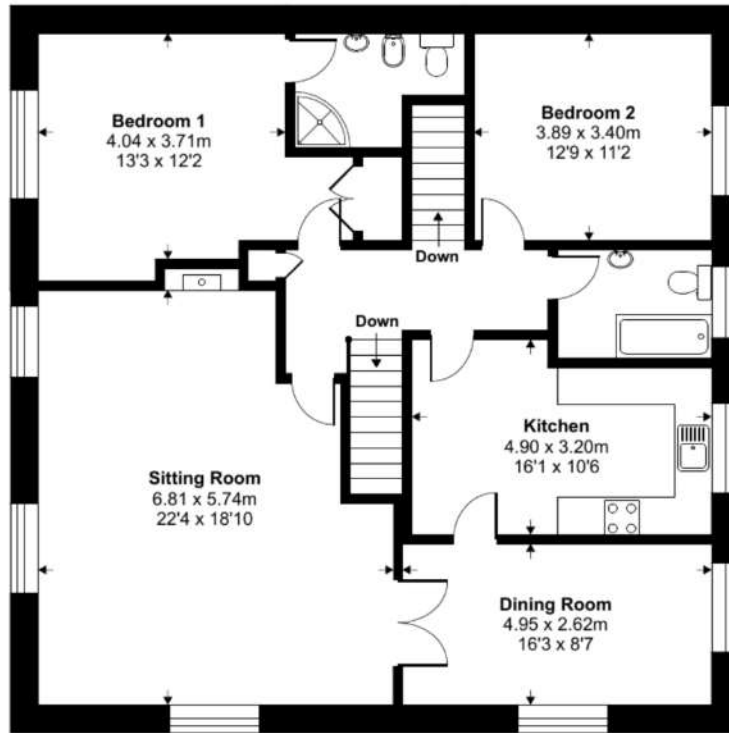




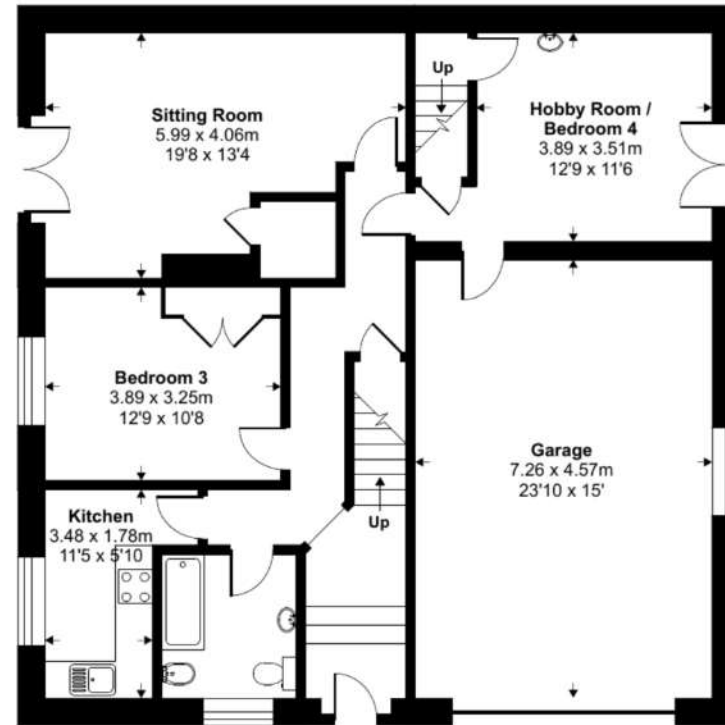


Approximate Area = 2628 sq ft / 244.1 sq m (includes garage)

For identification only - Not to scale



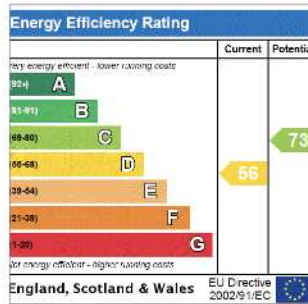
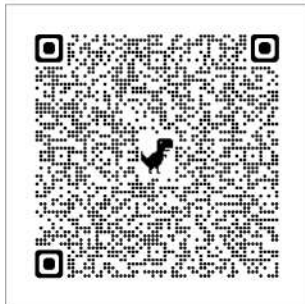
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 854098



**Additional Information**

We understand the property has Mains Electric, mains water, private drainage with oil fired central heating and a log burner in the upstairs sitting room.  
Council Tax Band - E

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