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CAMEL

COASTAL & COUNTRY



# 2 Valley Place Crosscombe

St. Agnes, TR5 0XP

## Guide Price £250,000

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**The Cottage**
A character two-bedroom property in a tucked-away position in Crosscoombe, Trevellas, with an unusual layout, a surprisingly generous garden and a lovely woodland outlook.

The property is entered at ground level, where the landing provides access to the two bedrooms and shower room. Stairs lead down to the main living accommodation, comprising a separate dining room, kitchen and living room, along with a sunroom overlooking the garden. Double doors from the sunroom open directly onto the outside space.

The main bedroom benefits from a walk-in wardrobe and an en-suite WC, with the separate shower room serving the rest of the accommodation.

Outside, the garden offers a good range of spaces to enjoy, including a large seating area off the sunroom and steps down to a decked seating area backing onto woodland. Across from the road of the cottage you will also find parking for two cars.

Crosscoombe is conveniently positioned between St Agnes and Perranporth, both offering sandy beaches, independent shops, cafés and other local amenities. The surrounding coastline and countryside provide plenty of opportunities for walking and enjoying the outdoors.

An individual home with plenty of character, a generous garden and a peaceful setting, ideally suited to those looking for something a little different.

**Entrance Hall**

**Bedroom One**
10'8 x 9'10 (3.25m x 3.00m)

**Ensuite WC**
3'10 x 3'10 (1.17m x 1.17m)

**Walkin Wardrobe**
8'7 x 4'0 (2.62m x 1.22m)

**Bedroom Two**
13'10 x 8'1 (4.22m x 2.46m)

**Wetroom**
7'6 x 4'7 (2.29m x 1.40m)

**Lower Ground Floor**

**Dining Room**
12'7 x 9'11 (3.84m x 3.02m)

**Kitchen**
10'3 x 6'3 (3.12m x 1.91m)

**Living Room**
12'4 x 12'2 (3.76m x 3.71m)

**Sunroom**
10'3 x 7'2 (3.12m x 2.18m)

**Gardens**
To the rear of the cottage there is a large low maintenance seating area off the sunroom, from here there are steps to a substantial decked area and garden shed. The gardens and private with a pleasant rural outlook.

**Parking**
There is a parking area for the property opposite. The land is owned by family of the current owner but there is an easement in place for parking on an impetuity basis.

## Directions
Sat Nav: TR5 0XP
What3words: ///renders.exits.inversion
Google Map Code: 8RF5+4W5 Saint Agnes

For further information please contact Camel Coastal & Country.

## Property Information
Age of Construction: 1800
Construction Type: Stone
Heating: Electric and Solar
Electrical Supply: Mains
Water Supply: Mains
Sewage: Septic Tank
Council Tax: C
EPC: F
Tenure: Freehold

## Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
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## Road Map



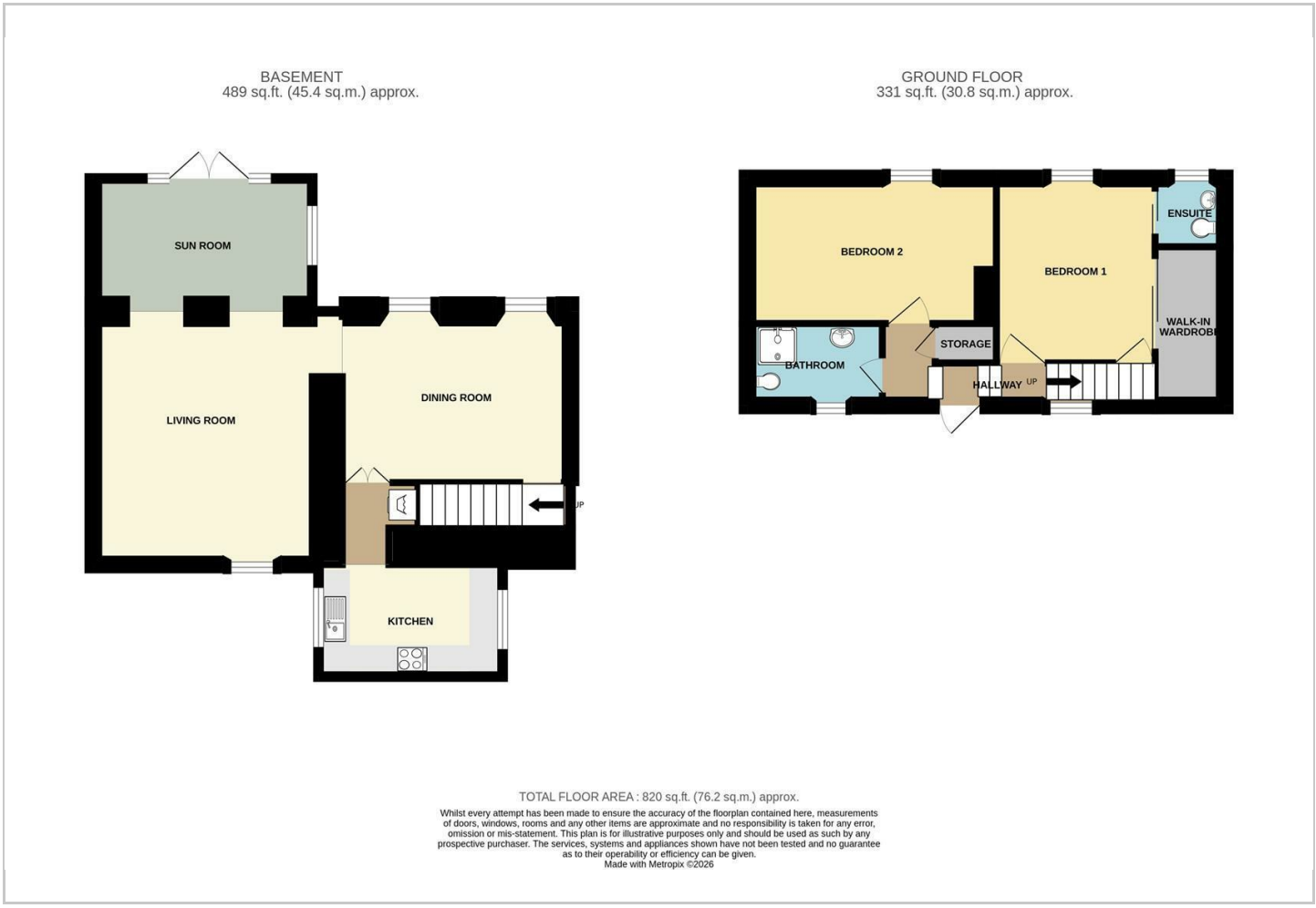

## Hybrid Map




## Terrain Map



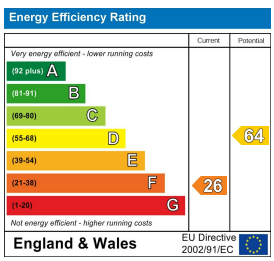

## Floor Plan




## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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