



The Corner House,
Barkla Shop, St Agnes

The Corner House, Barkla Shop, St Agnes TR5 0XN

Guide Price - £295,000 Freehold

- Link-detached period house for renovation
- Enclosed sheltered garden to rear
- Detached single garage
- Parking for 3 cars
- Extensive and adaptable accommodation
- Excellent location fringing the sought after village of St Agnes

A prominent corner plot is the setting for this period link-detached home. It has an attractive double frontage and boasts an interesting history, for it was once the local Post Office. Today the property offers a rare opportunity for development, as it is in need of complete refurbishment.

Currently the property comprises on the ground floor - four generous rooms, a store, wc and the former Post Office and to the first floor there is a bathroom and five bedrooms, the three at the front enjoying far-reaching views towards countryside with a sunny aspect.

Outside, the property benefits from a generous garden to the rear, along with a detached garage, workshop/store/studio and comfortable parking for three vehicles.





EPC F Council Tax Band E

Services

Mains water and electricity. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

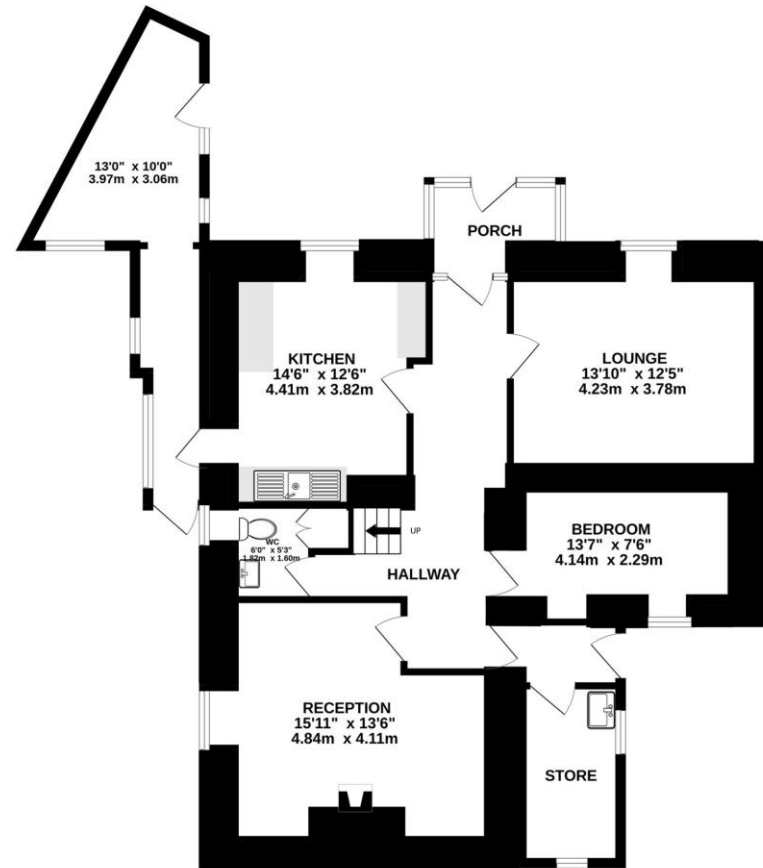
Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

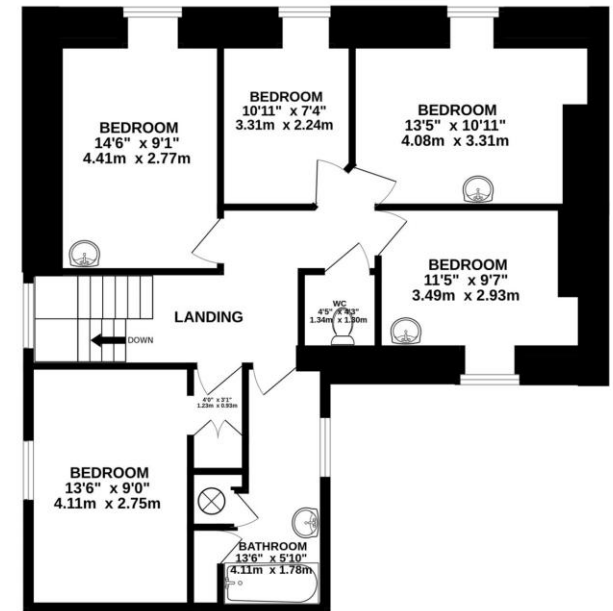
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Location

Barkla Shop is a small hamlet located just outside St Agnes along the B3285 to Perranporth, on the junction with the road to the highly regarded village of Mithian. This wonderful setting is ideal for anybody wanting to offer bed & breakfast, given how central and accessible it is. Well-known for its fine dining and beers, The Miners Arms in Mithian is a few minutes walk away, whilst the village of St Agnes affords a much wider range of restaurants and pubs, together with a variety shops including two grocery stores, two bakeries, a butchers and two convenience stores. Hereto is a doctor's surgery, dentist, library and excellent primary school, plus the beaches of Trevaunance Cove, Chapel Porth and Trevellas.

St Agnes 1½ miles | Perranporth 3 miles | Truro 9 miles

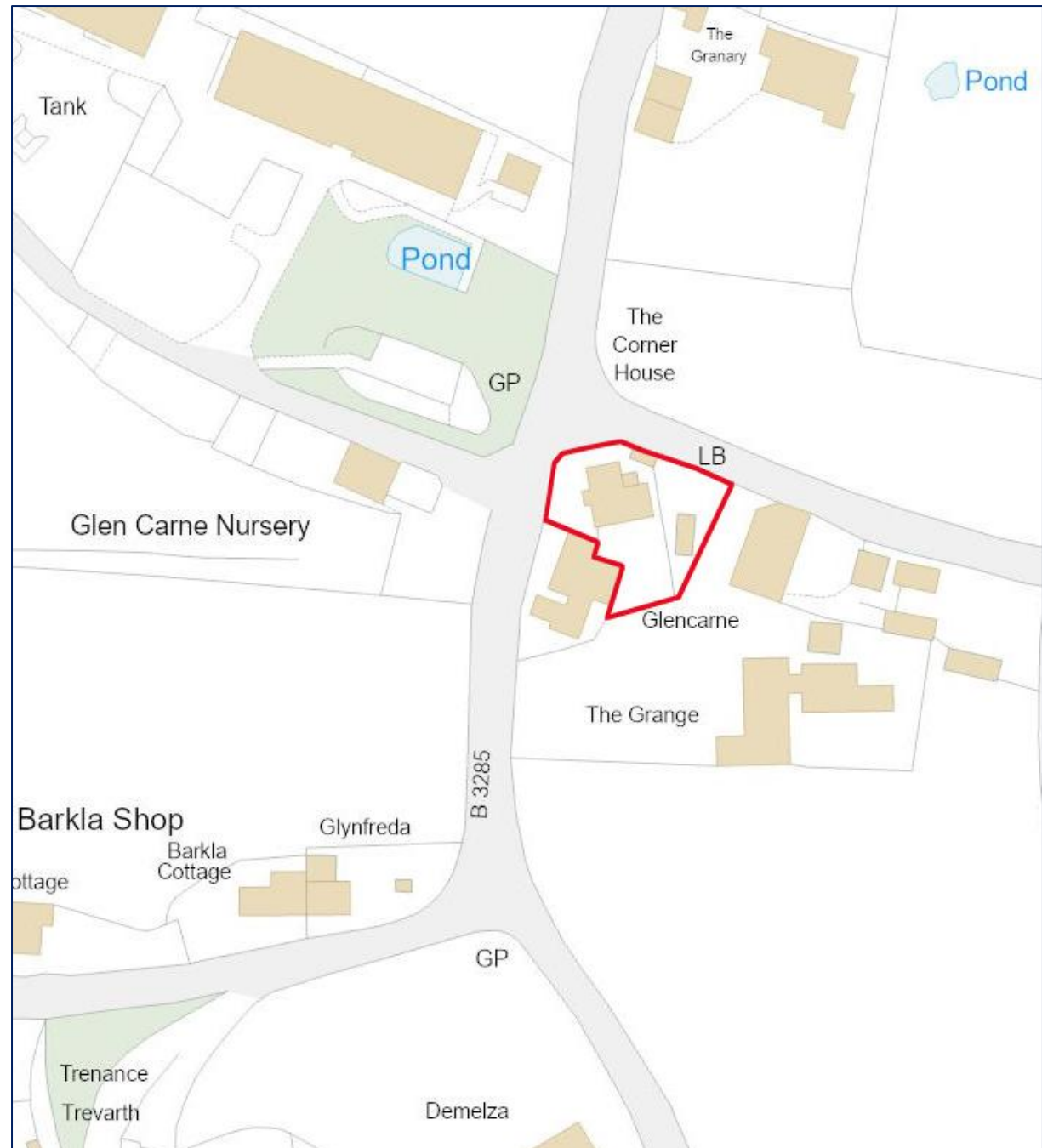
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From the village of St Agnes head east on the B3285 towards Perranporth. Approximately 1.7 miles outside of the village is a turning right signposted Mithian. The property for sale is located on the corner of this junction identified by a Lodge & Thomas for sale board.

what3words///interviewer.hampers.evolving



Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

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