



Surrey Cottage,
Higher Bal, St Agnes

LODGE & THOMAS
ESTABLISHED 1892

Surrey Cottage,

Higher Bal, St Agnes, TR5 0ND

Guide Price - £350,000 Freehold

- Period double fronted cottage
- 3 bedrooms
- Garden
- Further garden and land available by separate negotiation

A character cottage home in a small hamlet that enjoys lovely rural surroundings, moments from the mesmerizing Cornish coastline near St Agnes. Further garden area (guide price £50,000) and 5.8 acres of land (guide price £120,000) are available by separate negotiation.



The Property

A double fronted period cottage that forms one of a terrace of four homes., in an area of outstanding natural beauty. After being held in the current owners family for many years, it is now for sale with vacant possession.

At ground floor there is an entrance porch, dual aspect lounge with open fireplace, dining room with Inglenook fireplace and kitchen. In the rear porch there is a utility room and wc. At first floor there are three generous bedrooms and an impressive bathroom. From the rear windows there are views over farmland towards the nearby sea.

In recent years the cottage has been rewired and new floors with damp proof course and underfloor heating installed downstairs, yet there remains the exciting opportunity to enhance and improve the property creating a personal home.

There is a south facing cottage garden to the front and to the immediate rear is a further level garden abutting farmland. At the end of the terrace is a generous garden area and a short way along the road are four grass fields extending to approximately 5.8 acres where it should be noted that a previous owners grave is at the top of the field.







Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale

EPC F Council Tax Band C

Services

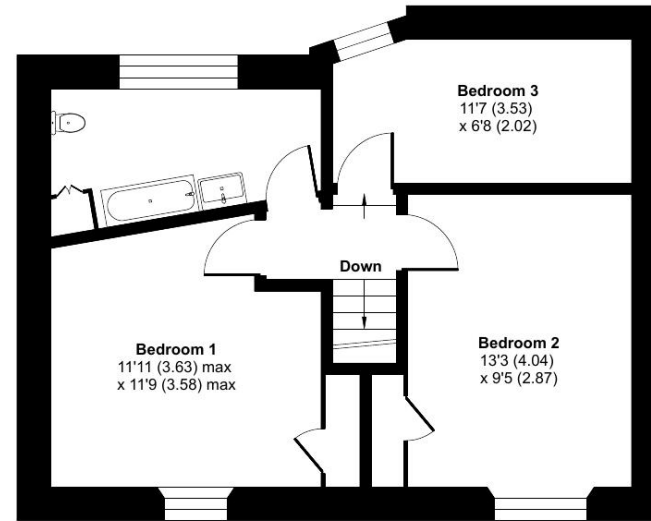
Mains electricity, water and drainage are connected to the cottage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

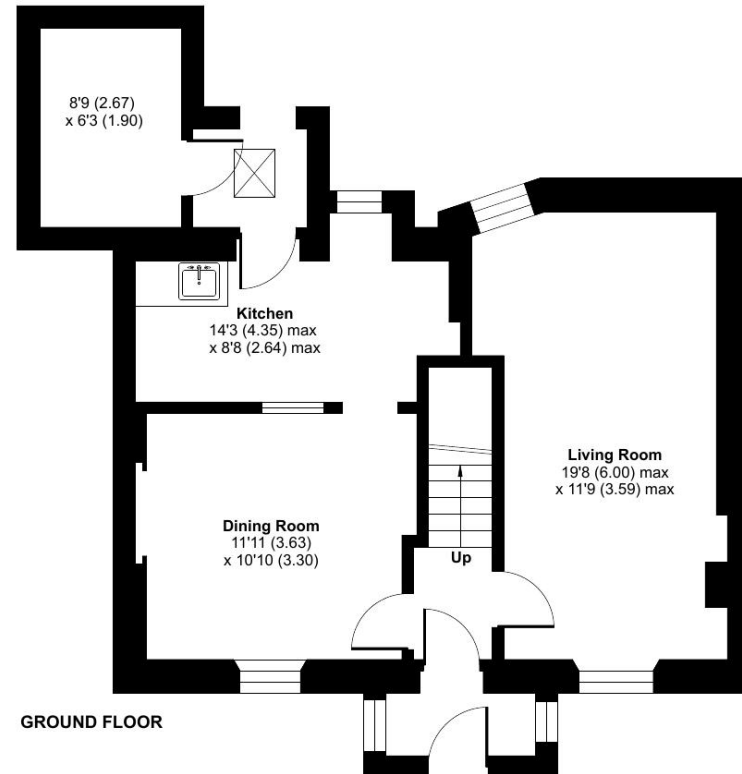
The sale will be subject to and with/ the benefit of all wayleaves, easements and rights of way as may exist.

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.



FIRST FLOOR



GROUND FLOOR

Location

Higher Bal is a small rural hamlet, less than 1 mile to the west of St Agnes, one of Cornwall's most iconic north coastal villages. Surrounding Higher Bal is a network of footpaths and scenic walks along dramatic coastline with truly breathtaking sea and coastal views. The lively village of St Agnes provides a comprehensive range of amenities including a doctors surgery, dentist, library, a plethora of pubs, restaurants and shopping facilities as well as a sought after primary school. For those that need to travel further afield, the A30 is 4.5 miles away on route to the Cathedral City of Truro.

Viewing

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

Directions

From the square in the middle of St Agnes, bear left in front of St Agnes bakery into Trevaunance Road. Follow this road out of the village to Higher Bal, where the property for sale will be found on the right hand side, identified by a Lodge & Thomas for sale board.

what3words///measuring.grant.best



01872 272722

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

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892