



- Council Tax Band E
- Built 2011
- Contemporary Home
- 3 bedrooms

Wayside, Towan Cross, Mount Hawke, Truro, TR4 8DA

Guide Price £550,000

Spacious 3 bedroom detached house with open plan living on the ground floor, contemporary fitted bathroom and en-suite, great entertaining kitchen diner, and enclosed south facing garden and garage

## Property Description

This 3 bedroom detached house is found in a semi-rural position close to the coast and just a short distance from the popular villages of St Agnes and Porthtowan.

This contemporary home has been extremely well designed and was constructed in 2011 to a very high standard offering a bright and spacious family friendly layout that that is flooded with natural light.

Wayside features include rendered block and timber frame construction with chunky Oak lintels, slate tiled roof and sills. Wooden double glazed windows. The heating is provided via an Air Source Heat Pump and solar panels to unvented cylinder with immersion heater. There is under floor heating throughout both floors.

The ground floor has a very practical open plan design with engineered oak flooring and oak doors throughout the downstairs. Features include a bright sunny well-equipped kitchen diner with 2 sets of large tri-folding doors opening onto the enclosed courtyard making this a wonderful space to entertain or watch the children play. The kitchen itself has plenty of storage, integrated appliances and a breakfast bar with child friendly curved wooden worktops. The main living room is a fantastic family space being open to the kitchen and all also benefits from double doors opening into the garden. There is also a toilet accessed from the entrance lobby and the kitchen is partially separated from the living room by the boiler room which houses an unvented cylinder and the underfloor heating controls.

The garage is a great space for extra storage and parking with access into the living room and garage doors at both ends allowing access through into the courtyard area.





The upstairs offers a lovely spacious master suite with built-in wardrobe and elegant en-suite with contemporary sanitary ware and Travertine tiling. There are 2 further bedrooms and a beautifully appointed family bathroom with modern suite and slate tiling. Underfloor heating and engineered oak doors complement the finish of the first floor.

The gardens are south facing and enclosed at the rear making this a safe sheltered environment for children or pets to play. The garden itself is split into 2 sections and both have a very easy low maintenance feel. The brick paved patio/courtyard area is accessible from the kitchen and living room making this a great alfresco dining area. Steps lead up to the lawned garden which benefit from the sun all day long.

A wonderful opportunity to purchase an extremely energy efficient family home in a lovely semi-rural location close to the north coast offering great family friendly accommodation with a low carbon footprint.

#### LOCATION

Towan Cross is a delightful, rural hamlet found on the outer fringes of St Agnes, Mount Hawke and Porthtowan, offering easy commuting to Truro, Redruth and most of the other nearby towns and villages. There is a local pub and farm shop in the small hamlet and between the three nearby villages which are all within several minutes' drive there is an extremely comprehensive range of amenities.

Towan Cross is situated on the spectacular north coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The surrounding area is rich in mining history, offering many breathtaking walks along the beautiful unspoilt coastal



pathways and scenic countryside walks that are so distinctive to the area.

This stretch of the north coast is fast becoming one of the most sought after destinations in mid Cornwall to live, own a second home or holiday due to its facilities, beaches, walks and excellent communication links throughout Cornwall with the A30 just four miles away.

#### INFORMATION

Mains Water, Electricity and Private Drainage

EPC C75

LOBBY

CLOAKROOMW.C

#### LIVING ROOM

22' 11" x 13' 6" (6.99m x 4.14m)

#### KITCHEN/DINER

23' 1" x 9' 6" (7.06m x 2.92m)

#### LANDING

#### BEDROOM

16' 11" x 10' 0" (5.16m x 3.05m)

#### ENSUITE

6' 10" x 6' 7" (2.1m x 2.03m)

#### BEDROOM

12' 7" x 8' 11" (3.84m x 2.73m)

#### BEDROOM

9' 3" x 7' 6" (2.82m x 2.29m)

#### BATHROOM

9' 2" x 4' 8" (2.81m x 1.44m)

#### GARAGE

19' 0" x 8' 3" (5.81m x 2.53m)

#### DIRECTIONS

From the Chiverton roundabout take the B3277 road signposted to St. Agnes passing the Chiverton Arms public house on the left. At the Seven Milestone garage turn left



signposted to Porthtowan, after a short distance proceed straight over at the next crossroads, continuing along the coast road for approximately 1 mile and as you enter the hamlet of Towan Cross and the property is on the left hand side.

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