



Minfreda Gardens

Goonhavern

3 Minfreda Gardens, Halt Road, Goonhavern, Truro, TR4 9QG

One of just three recently built and very high-quality family homes located in a tucked-away semi-rural location on the edge of a popular village close to the north coast. This superb, contemporary and architect-designed property provides stylish, light and spacious modern accommodation within a level and low maintenance garden.

Distances

Village centre and amenities – 0.4; A30 – 2;
Perranporth – 3; St Agnes – 6; Crantock – 7;
Truro – 8; Fistral Beach – 7;
Cornwall Airport (Mawgan Porth) – 11.5;
(All distances are approximate and in miles)

The location

The property is located a short level walk to the centre of Goonhavern, just three miles from the incredible beach at Perranporth. Newquay and Truro are both within a short drive, as is Cornwall's airport near Mawgan Porth. Goonhavern has a warm community atmosphere as well as a village store/post office, a garden centre and several campsites. There is a popular public house serving good food, 'The New Inn', within walking distance of the house.

Also close by are the popular north coast resorts of St Agnes, Crantock, Newquay, Mawgan Porth and Padstow, and Truro is just seven miles away.





The property

- Contemporary and architect-designed family home.
- Built to a very high standard and specification.
- Completed in 2019.
- Light, spacious and stylish.
- Kitchen with quartz worktops, breakfast bar and fitted appliances
- 31' open plan living / dining room.
- Study / playroom / 5th bedroom.
- Utility room.
- Ground floor cloakroom / WC.
- Large galleried landing with picture window.
- Double aspect master bedroom with fitted wardrobes and en suite.
- Three further double bedrooms, one with en suite.
- Family bathroom with walk-in shower.



The garden, garage and parking

- Enclosed, south facing low maintenance lawned rear garden.
- Glazed courtyard positioned between the kitchen and dining room, perfect for entertaining.
- Private roof terrace.
- Parking for several cars.
- Integral garage with utility area.

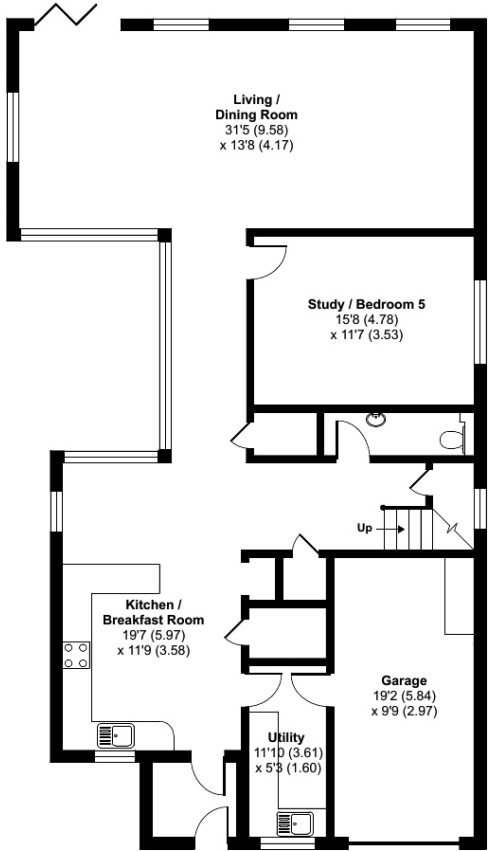
Directions:

From The New Inn in Goonhavern head north-east towards Newquay Rd on the A3075 turn right onto Halt Road on the B3285. Continue along passing Penrose on the right and take the turning immediately before Oyster Bay into Minfreda Gardens.

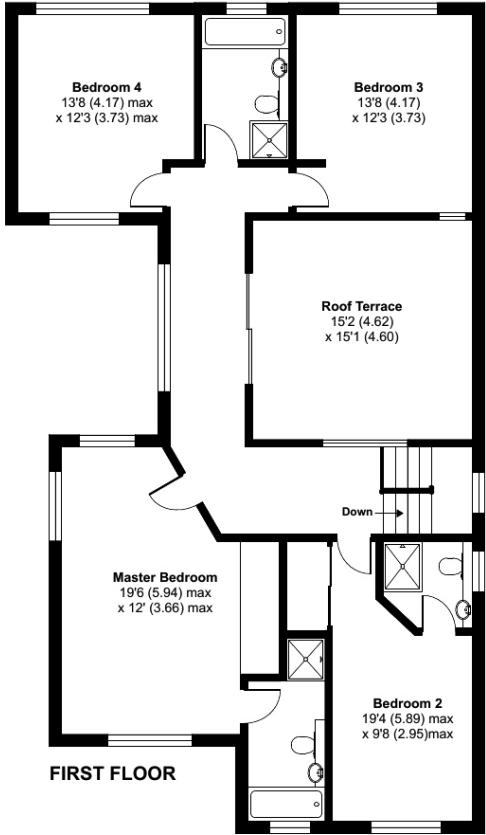
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Main House = 2424 sq ft / 225.1 sq m (excludes roof terrace)
 Total = 2610 sq ft / 245.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Dual air source heat pump and oil-fired central heating. Underfloor heating downstairs and radiators upstairs. Residue of 10-year Buildzone guarantee. Council Tax: F Broadband - Fibre direct to property - Cat 5 cabling and Ethernet points in all rooms.

Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Shore Partnership Limited. REF: 802311

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