



Minfreda Gardens

Goonhavern





1 Minfreda Gardens, Goonhavern, TR4 9QG

One of just three recently built 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

The New Inn (Goonhavern) – 0.9; Perranporth – 3.2; St Agnes – 6.5; Truro – 7; Fistril Beach – 7.5; Cornwall Airport (Mawgan Porth) – 14

(All distances are approximate and in miles)

The Property

- Contemporary, architect-designed family home
- Built to a very high specification
- Completed in 2019
- Light, spacious and stylish
- High quality fitted kitchen with central island / breakfast bar
- Fully fitted appliances: NEFF twin oven, induction hob, microwave, coffee machine and wine cooler. AEG dishwasher. Quooker tap. Resin splashbacks (Venetian plaster). Quartz worktops.
- 33" open plan living / dining room.
- Cinema / TV / games room
- Study / bedroom 5
- Utility room
- Ground floor shower room
- Large galleried landing with picture window
- Master en suite with large walk-in wardrobe
- Four further double bedrooms, one with en suite.
- Stunning family bathroom with freestanding bath and walk-in shower.
- No onward chain



The Garden

- Enclosed, south facing low maintenance rear garden with alfresco patio area.
- Enclosed glazed courtyard positioned between the kitchen and dining room, perfect for entertaining
- Private roof terrace.
- Gated parking for several cars.
- Brick paviour and tarmac driveway.
- Detached double garage / workshop.





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 Porthtowan, St Agnes, Newquay, Mawgan Porth, and Padstow, and Truro is just seven miles away.

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.

Tenure, services and general information

Freehold. Mains water and electricity. Air source heat pump with and a mixture of underfloor heating and radiators. 10-year Buildzone guarantee. Council Tax: F Broadband: Ultrafast fiber is available in the postcode.

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.





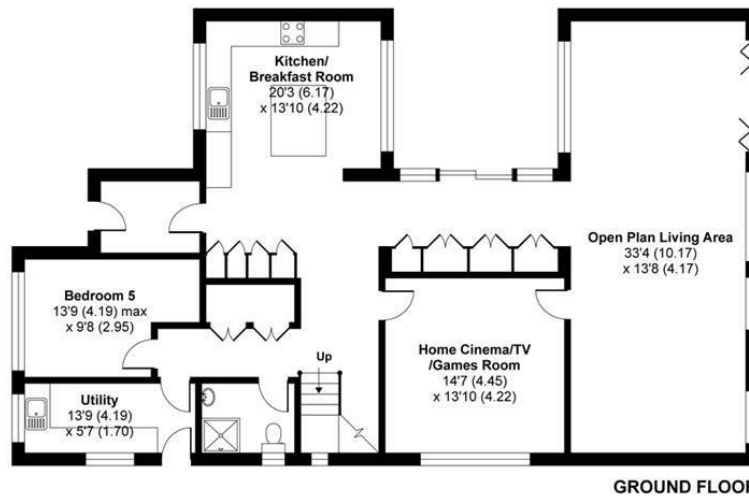
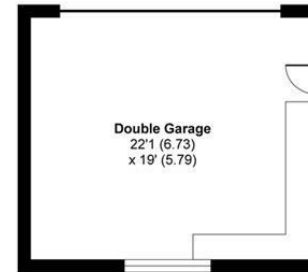
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Main House = 2824 sq ft / 262.3 sq m

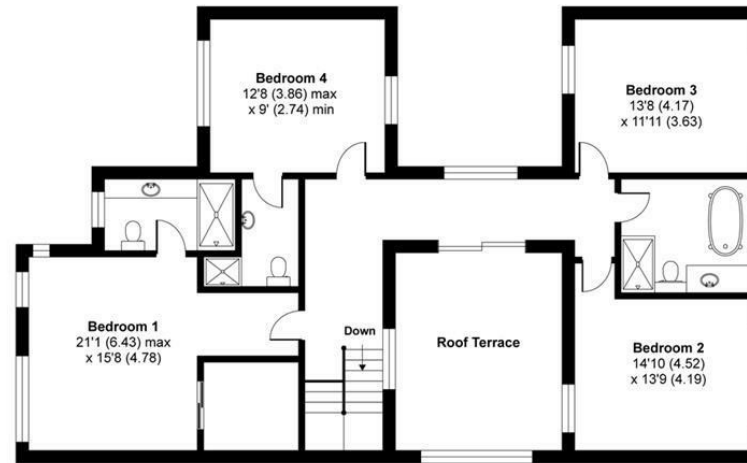
Garage = 425 sq ft / 39.5 sq m

Total = 3249 sq ft / 301.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Shore Partnership Limited. REF: 702062

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100	82	88
	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	102-100	82	88
	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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