

5 Kingsley Court  
St Agnes

david ball  
| LUXURY COLLECTION |



No.5 Kingsley Court is a stunning four bedroom family home that is beautifully appointed and designed by award winning architects nestled in the beautiful Cornish Village of St. Agnes. The home provides four spacious bedrooms, a stylish ensuite and family bathroom, a tranquil open plan kitchen diner with an instant hot tap and wine cooler along with a beautiful landscaped garden and private driveway for two or more vehicles.

**£550,000 Freehold**

## Key Features

- Luxury New Build Home
- Designed By Award Winning Architects
- Private cul-de-sac In St Agnes
- Bespoke Fully Fitted Kitchens
- Four Spacious Family Bedrooms
- High End Finish Internally & Externally
- Use Of Local Materials & Finishes
- 10 Year Build Warranty
- Highly Efficient Homes with Ground Floor UF Heating
- Parking for 2/3 Cars



## The Property

This luxury four bedroom home has been carefully designed to compliment the stunning local mining heritage and breath-taking scenery with a balanced use of local materials externally and space to wind down and relax internally . Situated down a private cul-de-sac in the village of St Agnes the development seamlessly integrates a modern property design with the peaceful rural Cornish landscape providing a great base for all that Cornwall has to offer.

The ground floor of this property comprises a stunning modern fitted kitchen to include a range of integrated appliances, complete with a breakfast bar and wine cooler below. Seamlessly blending into the large lounge through clever pocket doors, this area can be opened up into an expansive open plan living space. The kitchen also boasts bi-fold doors, which transforms the already large family room into an alfresco experience.

To the first floor are four double bedrooms, enhanced by a principal en-suite bedroom, boasting far reaching countryside views. Accessed from the large first floor landing, is a modern bathroom complete with a curved design bath, wall mounted wash hand basin with storage below and low level WC, finished with contemporary tiling to the wet areas and a feature LED mirror with Bluetooth capability.





## Externally

Nestled in a serene locality, this charming property boasts a welcoming facade with a brick-paved private driveway, providing convenient parking space for two cars. The frontage is further enhanced by a secure gate affording easy access to the side of the property. Moving to the rear, a delightful surprise awaits in the form of a low-maintenance garden, offering a tranquil retreat. Beyond the garden lies a picturesque panorama, as the property backs onto expansive fields populated with grazing animals, creating a peaceful and idyllic backdrop that enhances the overall charm of this inviting residence.





## The Location

The beautiful town of St Agnes lies on the north Cornish Coast approximately 2.1 miles from the family resort of Perranporth and within 9 miles of the City of Truro. Up until the 1920's St Agnes was the modern day centre of mining for copper, tin and arsenic. It was thought to have got its name from the local legend of Bolster the giant who legend said terrified the villagers and ate small children but he fell in love with a beautiful young lady of the village called Agnes and wanted to marry her. Nowadays all the giants have long since left the village and you will find a designated area of outstanding natural beauty and world heritage site.

There are beautiful cliff top walks which takes you along the coastal path where you can experience the mining heritage of days gone by.

Winston Graham the author of the Poldark books lived close by and used the village as inspirations for his stories.

This compact little village supports lovely independent shops along with award winning restaurants and pubs. It truly is a Cornish hidden gem.

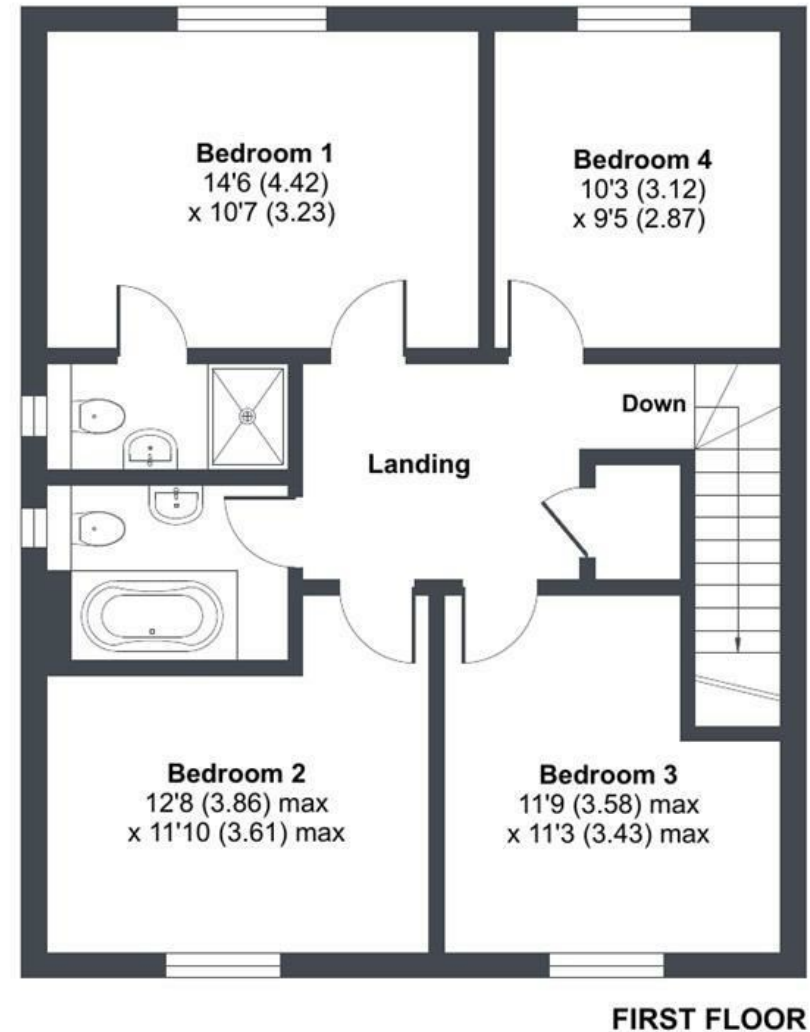
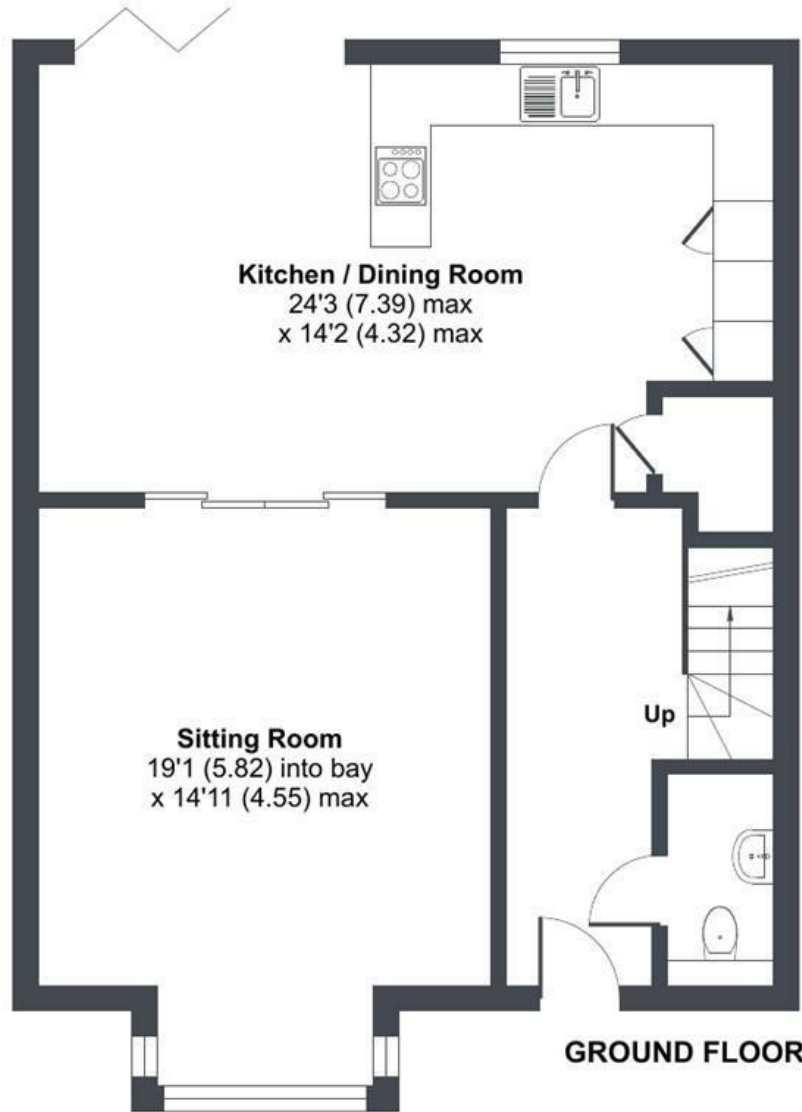




# Kingsley Court, St Agnes, TR5

Approximate Area = 1508 sq ft / 140 sq m

For identification only - Not to scale







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