



8 Hendrawna Meadows, Perranporth, TR6 0FH
Guide Price £650,000

Exceptional six double bedroomed detached town house with sea views, magnificent extended open-plan kitchen/diner/family room. Approximately 2,550 sq ft over three floors.

The House

From the porch and hallway, the ground floor flows into the magnificent open-plan kitchen/diner/family room (32'8" x 19'6"), extended by the current owners and now providing distinct cooking, dining and sitting areas beneath the roof lantern, with double bifold doors drawing the garden in on summer days. The kitchen is extensively fitted with shaker-style cabinetry and granite-effect surfaces. A dual aspect living room, separate snug/study, utility room and ground floor WC complete the ground floor. The first floor provides four double bedrooms - one with ensuite shower room - and the family bathroom, while the second floor is given over to two impressive top-floor double bedrooms, each in excess of 18 ft, the principal with its own ensuite shower room and both enjoying far-reaching views. Beneath the house, basement-level cavity storage offers scope for further development, subject to the necessary permissions - a rare bonus at this level of the market.

Outside

To the front, the house overlooks the development's large communal lawns, with sea and village views beyond, and enjoys a generous off-road parking area. The detached double garage (21'4" x 19'9") has power and lighting and offers excellent storage or workshop potential. The enclosed rear garden has been designed for easy enjoyment, with paved terracing for outdoor dining, level artificial lawn, and steps to a side access serving the garage - a safe, sheltered space looking out over neighbouring fields.

Situation

Hendrawna Meadows sits on the fringe of Perranporth, one of Cornwall's most popular north coast villages, with its renowned three miles of golden sand, thriving mix of shops, cafes and restaurants, primary school and golf club - all within comfortable reach of the house. The cathedral city of Truro, with its mainline rail link and comprehensive facilities, is approximately 8 miles distant, and Newquay

Airport provides regular flights to national and international destinations.

Other Information

Tenure: Freehold.

Construction: built 2015 of traditional brick and block construction; the development's original show home.

Services: mains gas central heating; mains water, drainage and electricity; cable broadband.

Council Tax Band: F

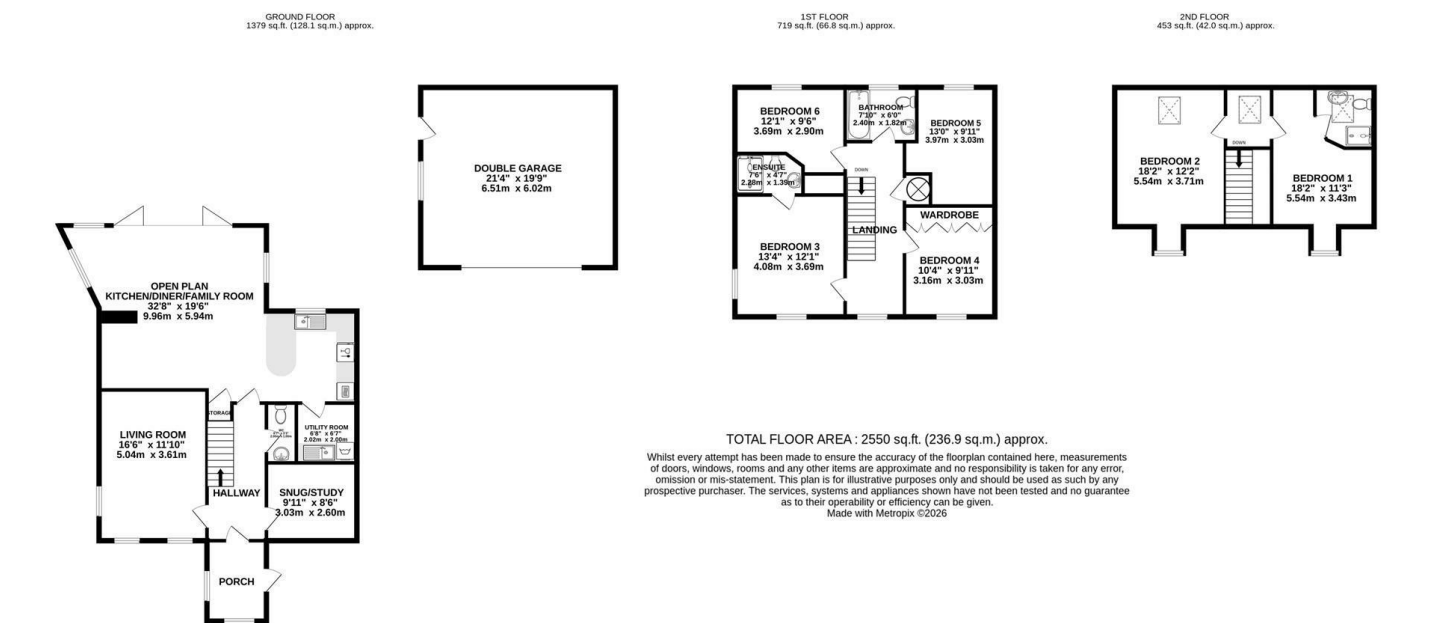
EPC: B81

Agents' Note: the approach driveway/access road is shared with neighbouring properties; the vendor confirms no management company or residents' management charge applies.

Directions

For further information please contact Camel Coastal & Country.

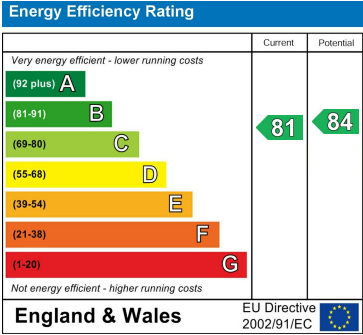
Floor Plan



Area Map



Energy Efficiency Graph



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