

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Flat 7, Droskyn Castle Cliff Road

Perranporth, TR6 0DR

Guide Price £399,950



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## The Apartment

Step into coastal elegance with this beautifully presented two double bedroom, ground floor apartment set within the iconic Droskyn Castle. Blending historic charm with contemporary comfort, this unique residence offers the perfect balance of character and convenience – all just moments from the golden sands of Perranporth Beach.

From the moment you enter, you'll be captivated by the breathtaking sea views that fill the living space with light. The open-plan lounge and dining area is thoughtfully designed to maximise the outlook, creating a relaxing atmosphere ideal for both entertaining and relaxing. The living space is also open-plan to the modern kitchen, which is fully fitted with quality appliances and ample storage, complementing the home's clean, coastal aesthetic.

Both double bedrooms are generously proportioned, offering comfort and tranquillity – the perfect retreat after a day by the sea.

Outside, residents benefit from beautifully maintained communal gardens and allocated parking, adding further convenience to this already exceptional home. No 7 also benefits from a garage to the rear of the building.

With its prime position overlooking the Cornish coast, Droskyn Castle offers a rare opportunity to own a slice of local history in one of the region's most sought-after coastal locations.

## Entrance Porch

### Hallway

### Bedroom

15'3 x 11'8 (4.65m x 3.56m)

### Bedroom

13'10 x 9'10 (4.22m x 3.00m)

### Bath/Shower Room

10'6 x 5'5 (3.20m x 1.65m)

### Living Room/Kitchen/Diner

17'5 x 16'3 (5.31m x 4.95m)

Kitchen area measures 13'11 x 6'1 which is open to the living space.

### Garage and Parking

To the rear of the building you will find a garage and allocated parking space.

### Outside Areas

The ground of the building offer well maintained and landscaped lawned gardens when you can sit and take in the stunning viewings on offer.

### Directions

Sat Nav: TR6 0DR

What3words: ///professes.cost.stems

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction:  
Construction Type: Stone and Block  
Heating: Electric  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax:  
EPC: E49  
Tenure: Leasehold

Cash purchasers required: Extensions to the rear and left of the castle have been subject to a concrete screening test and the results have proved to be unsatisfactory for standard mortgage borrowing purposes.

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

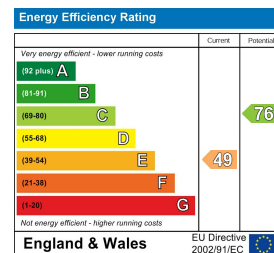


TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.