

EST. 1999

# CAMEL

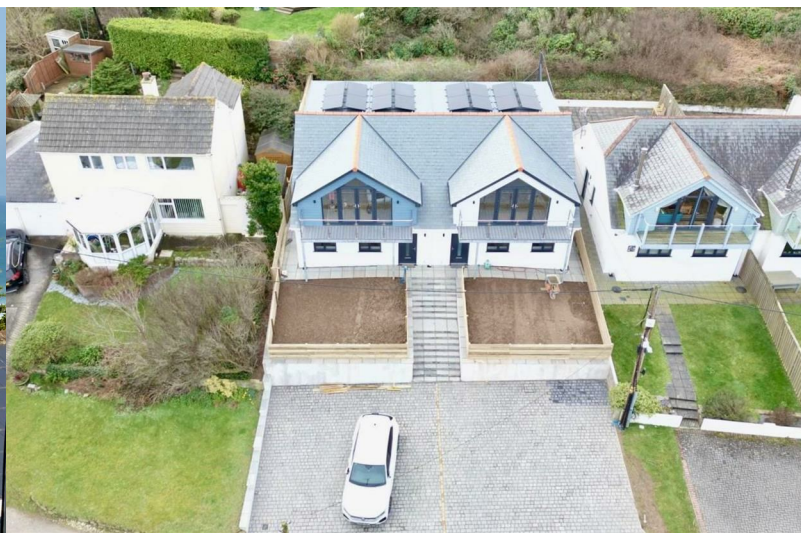
COASTAL & COUNTRY



## Heathcroft, 9A Welway

Perranporth, Truro, TR6 oHF

Chain Free £599,950



# Heathcroft, 9A Welway

Perranporth, Truro, TR6 0HF

Chain Free £599,950



## Overview

Camel Coastal & Country are delighted to present this exceptional newly built four-bedroom contemporary home, positioned towards the end of the quiet residential cul-de-sac of Welway in the popular coastal village of Perranporth. Heathcroft is an architecturally striking property featuring reverse-level living that makes the most of the outstanding sea and coastal village views from the first floor.

The thoughtful design places the expansive open-plan living, kitchen, and dining space on the first floor, where a dramatic full-height glazed gable end with French doors opens onto a private glass-balustraded balcony. From here, panoramic views stretch across the rooftops of Perranporth to the golden sands of the beach and the Atlantic beyond — a vista that changes with every tide and season. The living space extends to an impressive 32'10" x 21'4" with vaulted ceilings and exposed timber beams, creating a light-filled, sociable heart to the home.

The contemporary handleless kitchen features sleek white and oak-effect cabinetry with premium quartz worktops, integrated Bosch oven and microwave, Siemens induction hob, and integrated fridge/freezer. A useful utility room and WC complete this level.

The ground floor provides four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room with walk-in shower, wall-hung vanity, and stylish green-grey feature tiling. Two further generous doubles and a versatile fourth bedroom (ideal as a study or nursery) are served by a family bathroom with bath and shower over. Two bedrooms have direct access to the enclosed rear garden.

Externally, stone-paved patios provide private outside entertaining space, while block-paved parking to the front accommodates 2–3 vehicles. Heated throughout by an air source heat pump delivering underfloor heating to every room, with solar panels further reducing running costs, this home has been built with sustainability and low running costs at its core. A ten-year new build warranty provides complete peace of mind.

## Entrance Hall

### Bedroom 1

14'4 x 10'8 (4.37m x 3.25m)

### Bedroom 2

13'2 x 10'8 (4.01m x 3.25m)

### Bedroom 3

13'10 x 8'9 (4.22m x 2.67m)

### Bedroom 4

10'4 x 6'7 (3.15m x 2.01m)

## Open Plan Living Room/Kitchen/Diner

31'10 x 21'4 (9.70m x 6.50m)

## Balcony

18' x 3'5 (5.49m x 1.04m)

## Utility Room

13'7 x 5'11 (4.14m x 1.80m)

## W.C

5'11 x 4'9 (1.80m x 1.45m)

## Boiler Room

7'7 x 4'6 (2.31m x 1.37m)

## Directions

Sat Nav: TR6 0HF

What3words: ///listening.drives.sponge

For further information please contact Camel Coastal & Country.

## About Perranporth

Perranporth is one of Cornwall's most characterful coastal villages, celebrated for its magnificent three-mile golden beach and consistent Atlantic surf. The village offers a genuine year-round community with independent shops, cafés, restaurants, and a vibrant social scene centred around its surf culture and creative spirit. Two Co-op stores, a well-regarded primary school, doctors' surgery, and pharmacy provide everyday essentials, while the South West Coast Path passes directly through the village

Tel: 01872 571454

for some of the most dramatic cliff walking in the county. Truro, Cornwall's cathedral city, is just twenty minutes by car, offering a wider range of schools, shopping, rail connections to London Paddington, and the Royal Cornwall Hospital. Newquay Cornwall Airport, with regular domestic flights, is a fifteen-minute drive. For those seeking a home that balances the unhurried pace of coastal life with genuine accessibility, Perranporth is hard to beat.

### 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



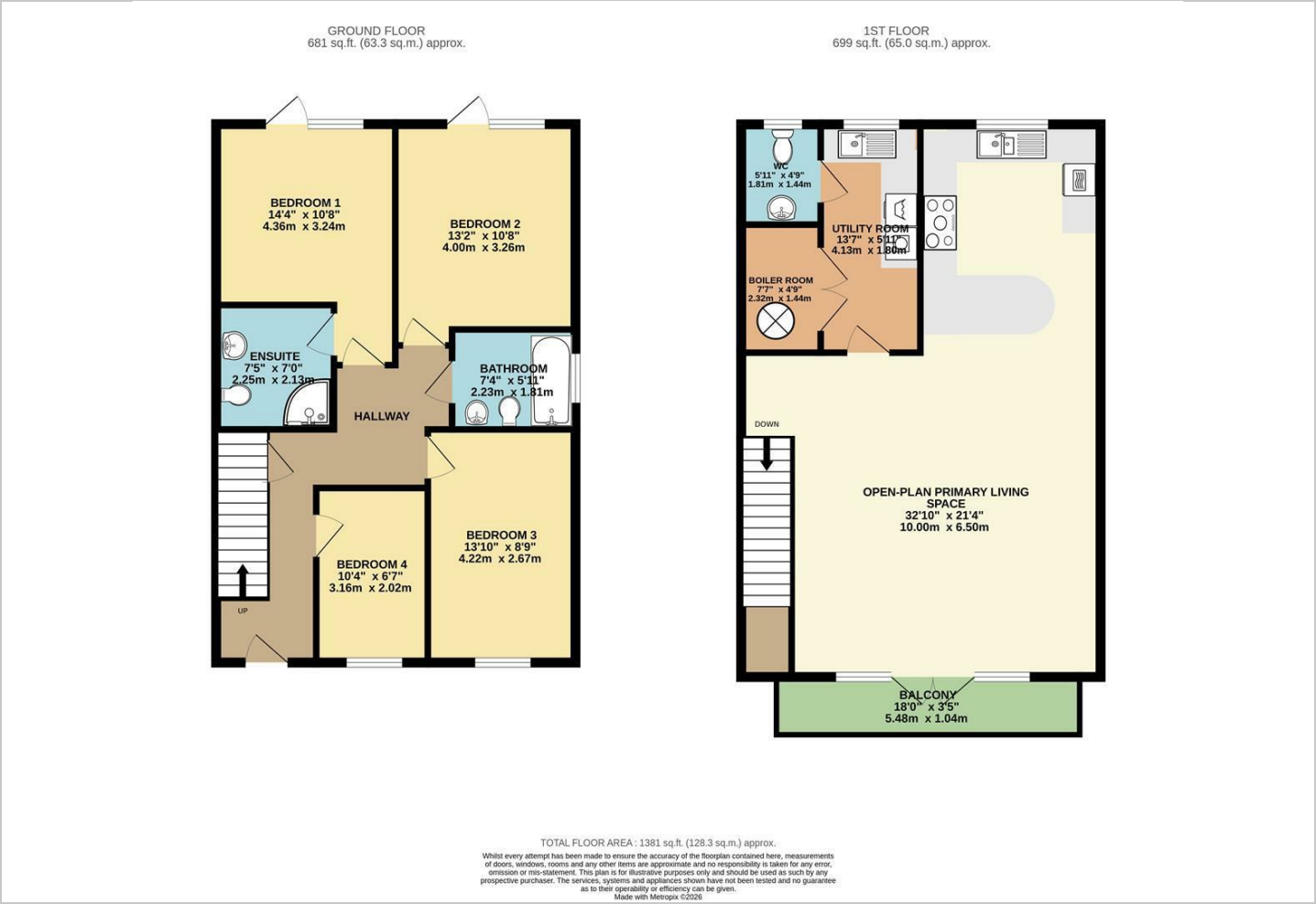
Hybrid Map



Terrain Map



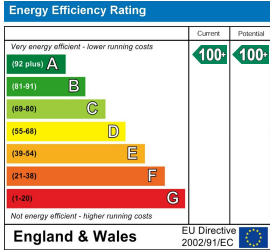
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.