

EST. 1999

C A M E L

COASTAL & COUNTRY



## 19 Liskey Hill

Perranporth, TR6 oET

Guide Price £650,000



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### The Property

This truly unique, beautifully presented, and versatile property is perfect for those seeking an extensive family home, a property with additional holiday letting apartments, or a multi-family living arrangement.

From the moment you enter, you will be impressed by the property's size and presentation. The entrance hall features locked doors that provide access to both the upper apartment and the main living areas.

From the inner hallway, you can access the master bedroom, complete with an en-suite bath/shower room that includes a charming roll-top bath and a walk-in shower. The hallway also leads to the beautiful family room, thoughtfully divided into a dining area, sitting room, and lounge area with a snug. This space opens into the well-fitted and spacious kitchen.

On the first floor, the apartment offers a large living room with a kitchen, three bedrooms, and a family bathroom. This floor also provides stair access to the 36-foot long attic space. If desired, this floor can be integrated with the lower floor to extend the family home.

Additionally, the property includes a lovely one-bedroom annexe featuring an open-plan kitchen/living room, a shower room, and a dressing room. Located off the rear gardens, this annexe can also serve as a letting unit, offering potential for additional income.

The gardens also benefit from a remarkable garden room with bar and additional entertaining areas. To the front you will find parking for 6 or more vehicles on the private driveway.

### Entrance hall

7'11 x 5'6 (2.41m x 1.68m)

From here, you can access the main living area and the master bedroom, as well as the lobby leading to the upstairs. The upper level is currently configured as a self-contained, three-bedroom apartment, ideal for additional living space, holiday rental, or an extension of the family home.

Both the apartment and the main living accommodation are securely separated, ensuring privacy for each space.

### Family Room

This spacious room is thoughtfully divided into distinct areas, offering a wonderful semi-open plan experience. The dining area, adjacent to the kitchen, flows seamlessly into the TV/sitting room, which then leads to the lounge featuring a feature electric fire and a cozy snug. The sitting room also boasts large sliding patio doors that open to the gardens, enhancing the sense of indoor-outdoor living while also providing the room with a great amount of natural light.

### Dining Area/Living Room

26'6 x 11'0 (8.08m x 3.35m)

### Lounge and Sitting Room Area

16'8 x 15'11 (5.08m x 4.85m)

### Kitchen

26'6 x 9'0 (8.08m x 2.74m)

### Ground Floor (Master) Bedroom

17'4 x 15'0 (5.28m x 4.57m)

### En-Suite Bath & Shower Room

11'11 x 7'11 narrowing to 4'5 (3.63m x 2.41m narrowing to 1.35m)

### Inner Lobby (Access to Self Contained Apartment)

### Landing

### Living Room

18'6 x 15'0 (5.64m x 4.57m)

This room has the potential to be another bedroom with an en-suite.

### Kitchen

10'0 x 6'6 (3.05m x 1.98m)

### Bedroom

15'0 x 11'5 (4.57m x 3.48m)

### Bedroom

11'11 x 11'5 (3.63m x 3.48m)

### Bedroom

12'0 x 7'3 (3.66m x 2.21m)

### Bathroom

### Attic

32' x 6'5 max length with sloping ceilings on the (9.75m x 1.96m max length with sloping ceilings on )

Stairs lead up from the first floor landing

### Annexe

### Entrance Hall

### Living Room/Kitchen/Diner

17'8 x 7'3 (5.38m x 2.21m)

### Bedroom

11'10 x 8'3 (3.61m x 2.51m)

### Dressing Room

7'8 x 4'8 (2.34m x 1.42m)

### Shower Room

7'10 x 3'5 (2.39m x 1.04m)

### Gardens

The property boasts fully enclosed rear gardens designed for low maintenance. These gardens offer a variety of pleasant seating areas, providing the perfect spots for relaxation. From here, you can access the self-contained annexe and the spacious garden room.

## Garden Room/Bar

27'9 x 15'8 (max measurements) (8.46m x 4.78m (max measurements) )

A stunning garden room and bar, perfect for entertaining, adds the finishing touch to this remarkably versatile property. The space is furnished generously to accommodate your guests and features a stylish bar area. Large sliding doors open the entire room to the garden, seamlessly blending indoor and outdoor living.

## Parking

## Directions

Sat Nav/Post Code: TR6 oET

What3words: ///affirming.label.clincher

For further help, please contact the Camel Coastal & Country office. 01872 571454

## Property Information

Age of Construction: 1930'3 plus extensions

Construction Type: block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: E

EPC: E - ANNEXE C

Tenure: Freehold

## Mundic Report

Stage 3 Report Carried out and Clear

- Mortgage Suitability: The property is deemed suitable for standard purchase and mortgage purposes in relation to Mundic concerns.

- No Mundic Detected: There is no sign of Mundic block or associated deterioration in the tested samples.

- Maintenance Advice: The report recommends ongoing care to prevent moisture ingress, which can affect even sound concrete over time

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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



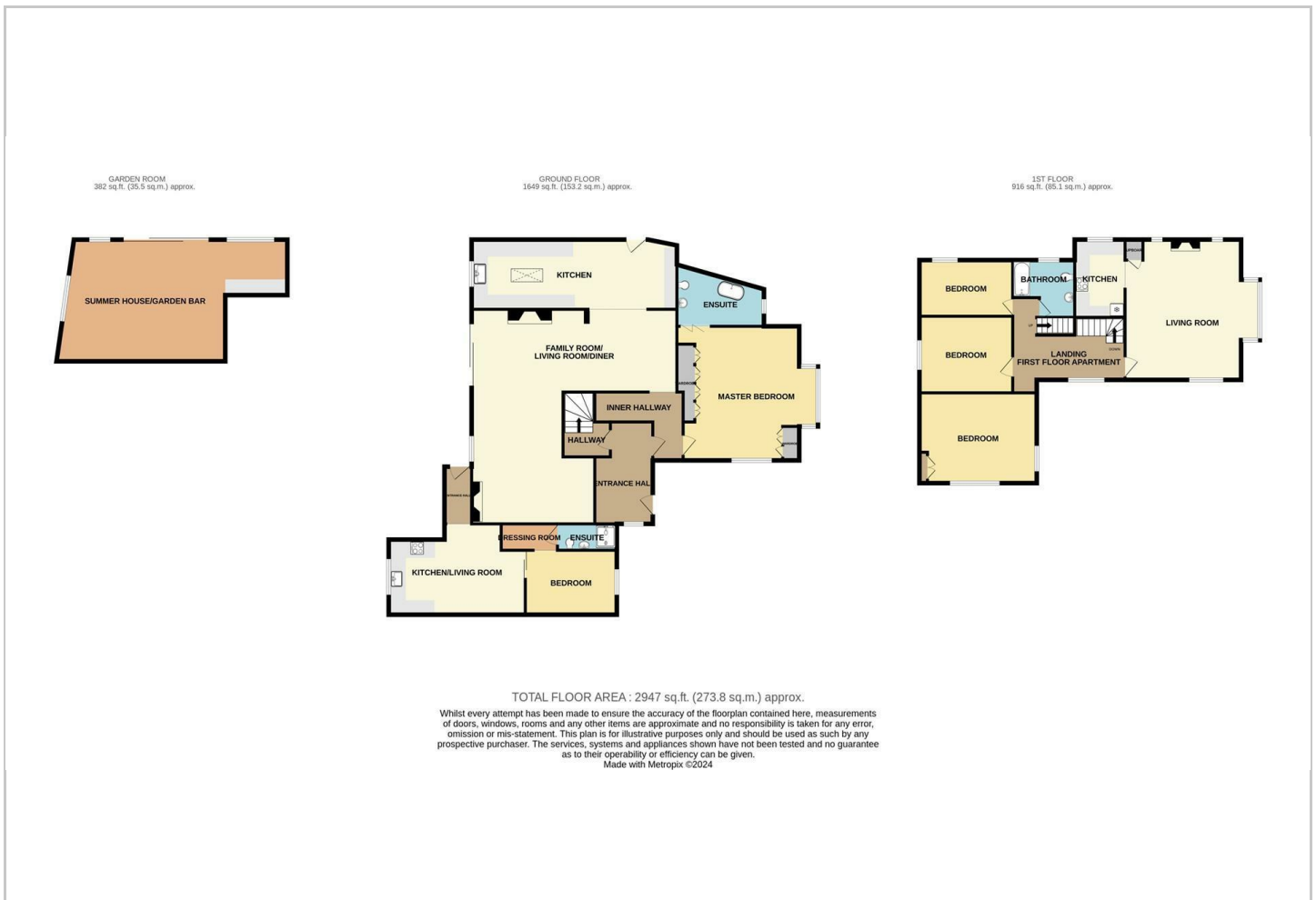
## Hybrid Map



## Terrain Map



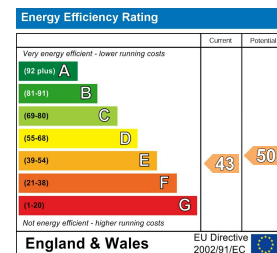
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.