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CAMEL

COASTAL & COUNTRY



Brynheulog Bone Mill Road

Bolingey, Perranporth, TR6 0AS

Guide Price £475,000

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The Property and Its Location

Nestled in an idyllic elevated setting, this contemporary three-bedroom semi-detached home graces the outskirts of Perranporth and Bolingey.

Boasting picturesque rural vistas, expansive front and rear gardens, as well as a capacious garage and ample parking, this residence is tailor-made for those seeking a tranquil rural lifestyle without the burden of high maintenance.

In addition to the generous outdoor spaces, the property encompasses three inviting bedrooms, including a master suite with its own en-suite shower room. You'll also find a spacious living room, a well-appointed kitchen, a family bathroom, and ample storage options.

Conveniently situated on Bone Mill, Bolingey, the property provides easy access to the local village pub and restaurant, numerous scenic countryside trails, and a newly added cycle path leading to Perranporth and Goonhavern. Experience the serenity of rural living with all the modern comforts in this charming abode.

Living Room/Diner

18'4" x 16'6" (5.59m x 5.03m)

Inner Hallway

Kitchen

11'7" x 9'9" (3.53m x 2.97m)

Cloakroom

5'5" x 4'1" (1.65m x 1.24m)

Boiler Cupboard

4'1" x 4'0" (1.24m x 1.22m)

Landing

Master Bedroom

18'3" x 11'9" max measurement (5.56m x 3.58m max measurement)

En-Suite Shower Room

5'10" x 5'3" (1.78m x 1.60m)

Bedroom Two

10'2" x 9'9" (3.10m x 2.97m)

Bedroom Three

9'9" x 7'11" (2.97m x 2.41m)

Bathroom

7'0" x 6'7" (2.13m x 2.01m)

Gardens

Front:-

Tiered gardens that are filled with an array of flower and shrub beds. Steps up the side lead you to various paths running through the gardens and up to the patio seating area, all with stunning a rural outlook.

Rear:-

Tiered gardens laid out over three levels, with a lower level patio seating area and steps leading up to the 2nd patio seating area with large potting shed and storage. This leads in turn to the higher level with garage and parking

Parking

Parking can be found both at the front of the property for one/two cars and the rear for two cars.

Garage

17'6" x 9'8" (5.33m x 2.95m)

Directions
Sat Nav: TR6 0AS

What3Words: ///dockers.decades.fulfilled

Property Information
Age of Construction:
Construction Type: Brick and Block
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: D64
Tenure: Freehold

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.

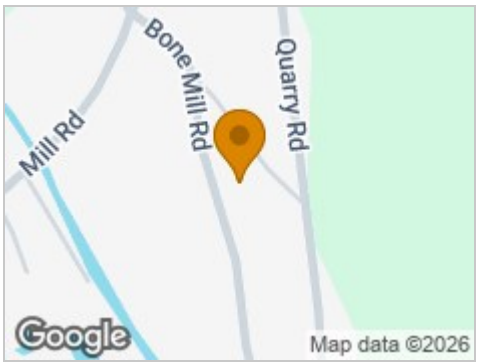








Road Map



Hybrid Map



Terrain Map



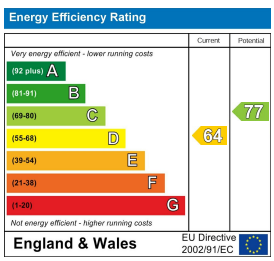
Floor Plan



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

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk