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# CAMEL

COASTAL & COUNTRY



## Leghennow Perrancoombe

Perranporth, Cornwall, TR6 0HX

Guide Price £749,950



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## The Property

Leghennow, Perrancoombe, is a detached family home that has been lovingly cared for by the same family since it was built in 1986. Extending to approximately 2,108 sq ft, (Garage included) it offers generous, well-balanced living space alongside a truly special garden setting.

From the front, the house has real kerb appeal, with a slate roof, striking dormer windows, white rendered elevations and attractive stone detailing. A wide driveway provides ample parking and leads to a double garage with a roller door, while the main entrance sits neatly beneath a covered porch.

Inside, the layout is both practical and welcoming. The main living room sits to the front, complemented by a separate family room, offering flexibility for modern living. To the rear, the kitchen flows naturally into a conservatory, creating a bright, sociable space overlooking the garden. A study or fifth bedroom sits just off the entrance hall, ideal for home working or guests, with stairs rising centrally to the first floor.

Upstairs, four well-proportioned bedrooms are arranged around a spacious landing. The principal bedroom enjoys a private en-suite, while the remaining bedrooms are served by a family bathroom. Each room benefits from views over the garden, reinforcing the home's peaceful setting. A ground floor cloakroom and additional storage complete the layout.

The gardens are a standout feature and really set this home apart. To the rear, a beautifully established plot offers a sense of privacy and calm, with a large lawn bordered by mature trees, shrubs and colourful flower beds. A charming stream runs gently through the garden, crossed by a stone bridge, adding both character and a real sense of tranquillity. A timber summerhouse provides a quiet spot to sit and take it all in, while a paved terrace near the house is perfect for outdoor dining and entertaining, with steps leading down to the lawn.

Leghennow is a solid, spacious family home set in a peaceful location, offering excellent potential for its next owners to make it their own. It is ideally positioned within a short walk of the centre of Perranporth, a vibrant coastal village known for its expansive sandy beach, popular surf, and relaxed lifestyle. The village offers a good range of shops, cafés, pubs and restaurants, along with coastal walks and easy access to the surrounding countryside, making it a highly desirable place to live.

## Entrance Hall

15'0 x 12'4 (4.57m x 3.76m)

## Family Room

18'2 x 13'3 (5.54m x 4.04m)

## Living Room

23'11 x 14'0 (7.29m x 4.27m)

## Ground Floor Bedroom/Study

12'4 x 8'11 (3.76m x 2.72m)

## Kitchen

18'1 x 10'11 (5.51m x 3.33m)

## Conservatory

13'6 x 8'6 (4.11m x 2.59m)

## Landing

## Master Bedroom

13'11 x 11'7 (4.24m x 3.53m)

## En-Suite Shower Room

7'7 x 6'4 (2.31m x 1.93m)

## Family Bathroom

7'9 x 7'9 (2.36m x 2.36m)

## Bedroom Three

14'1 x 9'8 (4.29m x 2.95m)

## Bedroom Four

10'8 x 9'8 (3.25m x 2.95m)

## Bedroom Two

13'11 x 11'3 (4.24m x 3.43m)

## Gardens

The gardens are set to the rear of the property, offering a peaceful and private retreat. A charming stream runs through the grounds, beautifully dividing the patio BBQ and seating area from the lawned garden beyond. An elegant arched bridge connects the two spaces, complemented by picturesque stone walls and well-stocked flower beds, adding both character and a natural sense of flow. Altogether, it creates a truly tranquil setting that captures the essence of relaxed rural living.

## Garage

17'9 x 9'1 (5.41m x 2.77m)

## Driveway/Parking

The driveway to the front offers parking for 4 cars.

## Directions

Sat Nav: TR6 0HX

What3words: ///plan.doghouse.horns

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1986

Construction Type: Brick and Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: D57

Tenure: Freehold

## 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



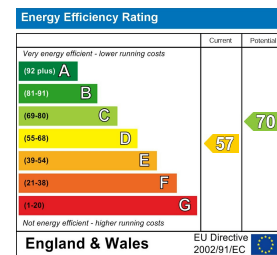
## Floor Plan



## 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



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