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CAMEL

COASTAL & COUNTRY



Morwell Lower Bolenna

Perranporth, TR6 0JD

Guide Price £500,000

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The Bungalow
Positioned on a substantial and exceptionally private plot in the sought-after, Perrancoombe end of Lower Bolenna, Perranporth, Morwell is a detached three-bedroom bungalow offering an exciting opportunity for buyers looking to modernise and create their ideal home.

Built in the 1960s, the property now requires updating throughout but offers generous and versatile accommodation. The spacious living/dining room provides a great family space, while the bright and welcoming sun room enjoys views over the gardens and opens directly onto an elevated decked terrace, creating the perfect spot to enjoy the rural feel.

The kitchen is well-proportioned with an extensive range of fitted units, complemented there is also a large laundry room. This flexible space offers excellent potential to become a home office, hobby room or even an additional bedroom, subject to any necessary consents.

There are three bedrooms, a modern shower room with separate W.C and the practical layout provides an excellent foundation for refurbishment and reconfiguration if desired. The large inner hallway has room for a staircase to the extensive loft that is calling out for conversion.

Outside, the property is centrally located on a generous wraparound plot, the gardens are arranged over two levels and are predominantly laid to lawn, interspersed with an abundance of mature trees, shrubs and established planting, creating a wonderful sense of privacy and tranquillity. Keen gardeners will appreciate the dedicated allotment area and greenhouse, while the elevated decking provides an ideal vantage point from which to enjoy the surroundings.

Accessed via impressive pillared and gated entrance, the property benefits from a garage together with extensive off-road parking for numerous vehicles, a boat or motorhome.

Offering enormous scope for enhancement, extension or redevelopment (subject to the necessary planning permissions), Morwell represents a rare opportunity to acquire a sizeable property on a substantial plot in one of Perranporth's most desirable residential locations.

Entrance Porch
3'4 x 2'11 (1.02m x 0.89m)

Kitchen/Breakfast Room
13'4 x 11'0 (4.06m x 3.35m)

Inner Hallway
13'9 x 8'3 (4.19m x 2.51m)
Room for a staircase if converting the attic

Living Room/Diner
24'0 x 13'10 (7.32m x 4.22m)

Sunroom
14'11 x 13'5 (4.55m x 4.09m)

Bedroom
13'8 x 11'6 (4.17m x 3.51m)

Bedroom
14'11 x 9'11 (4.55m x 3.02m)

Bedroom
12'11x 10'0 (3.94mx 3.05m)

Shower Room
9'10 x 5'10 (3.00m x 1.78m)
narrowing to 3'11

W.C
5'11 x 2'8 (1.80m x 0.81m)

Laundry Room - Potential office/studio
15'1 x 10'2 (4.60m x 3.10m)

Gardens
To the rear of the property you will find lawned gardens as well as a vegetable growing area with shed and greenhouse. To the side there is a large deck (needing some repair or replacement) that has access into the sunroom and steps down to the larger, secluded lawned gardens.

Garage
16'0 x 12'6 (4.88m x 3.81m)

Parking
The driveway to the front of the property provides room for multiple vehicles as well as garage access.

Directions
Sat Nav: TR6 0LD
What3words: ///reshape.enchanted.teardrop

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1960
Construction Type: Block
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Solar Panels: With a tariff of approximately £2,000 P.A. (This is subject to confirmation and would depend on usage)
Council Tax: E
EPC: C70
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.









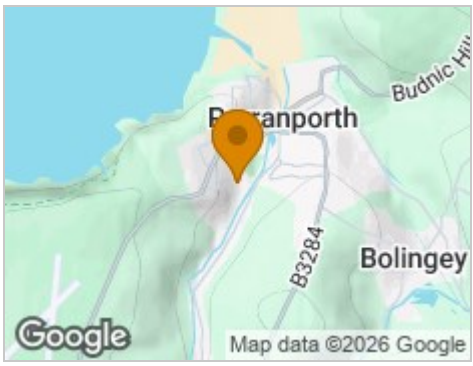
Road Map



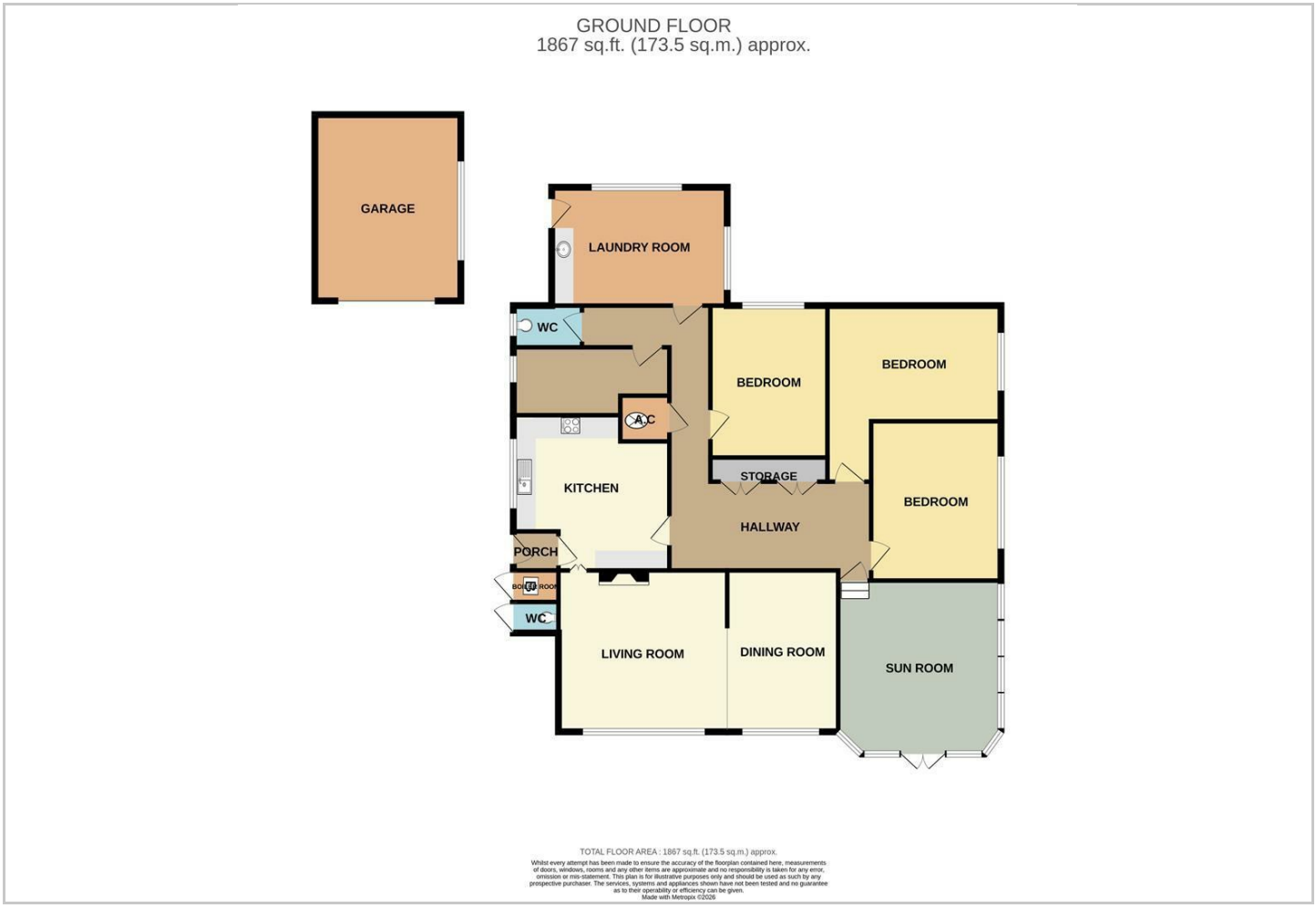
Hybrid Map



Terrain Map



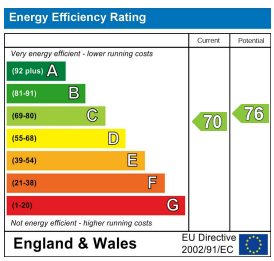
Floor Plan



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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