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# CAMEL

COASTAL & COUNTRY



## Flat 2, Lamorne Close

Grannys Lane, Perranporth, TR6 0HQ

Guide Price £299,950



Sea views from the garden



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### The Property

Occupying a peaceful ground-floor position in a discreet residential setting, this well-presented apartment offers two generous double bedrooms and far-reaching views across Perranporth towards the coastline.

The property has been comprehensively updated by the current owner, with recent improvements including a modern fitted kitchen and a stylish bathroom. As a result, the apartment is ideal for purchasers seeking a turnkey home, a low-maintenance investment, or a coastal retreat with immediate rental potential.

The accommodation is complemented by the added advantages of driveway parking and a patio garden area, providing valuable outdoor space rarely found with apartments in this location.

Offered to the market with no onward chain, the property is ready for occupation and viewings can be arranged without delay.

Lamorne Close sits just off Granny Lane and St Michaels Road, near the top of Liskey Hill, enjoying a quiet, no-through-traffic position. The location offers sea views and is within easy walking distance of Perranporth's everyday amenities. The town is well known for its expansive sandy beach, dramatic coastline, and strong year-round community, supported by a wide range of shops, leisure facilities, and social opportunities.

### Entrance Hall

#### Living Room

16'4" x 12'11" (4.99m x 3.95m)

#### Kitchen/Diner

14'1" x 9'2" (4.3m x 2.81m)

#### Bedroom Two

12'6" x 10'9" (3.83m x 3.28m)

#### Bedroom One

10'9" x 9'7" (3.28m x 2.94m)

### Bathroom

6'4" x 5'9" (1.95m x 1.77m)

### Garden and Parking

There are enclosed low maintenance gardens to the front of the apartment with block paved patio area and easycare, artificial grass seating area. Views across Perran can be enjoyed from here.

There is parking for two cars on the block paved driveway.

### The Location

Nestled along the ruggedly beautiful coastline of Cornwall, Perranporth stands as a picturesque seaside town known for its stunning natural landscapes, vibrant community, and a rich tapestry of history and culture.

One of Perranporth's most alluring features is its pristine sandy beach, stretching for miles and offering a paradise for sun-seekers, surfers, and beachcombers. Towering cliffs and dunes frame this exquisite shoreline, creating a dramatic backdrop that never fails to impress. The iconic Chapel Rock, a distinctive geological formation rising from the sands, adds an enchanting touch to the beach's scenery.

Perranporth is a playground for outdoor enthusiasts. Surfers flock here to ride the waves of the Atlantic Ocean, while hikers and nature lovers explore the South West Coast Path, which meanders through breathtaking coastal vistas.

Despite its relatively small size, Perranporth boasts a vibrant community spirit. Throughout the year, the town hosts a variety of events and festivals, celebrating everything from art and culture to food and music. The annual Tunes in the Dunes festival, held right on the beach, is a highlight for music lovers.

Perranporth offers a diverse culinary scene with restaurants, pubs, and cafes serving up delicious local and international cuisine. Don't miss the opportunity to savour fresh seafood, Cornish pasties, and traditional cream teas while enjoying ocean views from cozy eateries.

Tel: 01872 571454

## Directions

Sat. Nav. - TR6 oHQ

What3Words - ///stooping.teamed.tries

If further help with directions is needed please contact us on 01872 571454

## Property Information

Age of Construction: 2004

Construction Type: Block

Heating: Oil

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: C76

Tenure: Leasehold (Currently Freehold but the lease will be arranged on purchase)

## 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



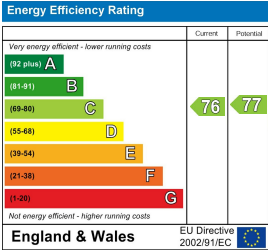
Floor Plan



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



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