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CAMEL

COASTAL & COUNTRY



Tresanton

Perrancoombe, Perranporth, TR6 0HU

Guide Price £499,950



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The Property

Set in an elevated position within the popular hamlet of Perrancoombe, this substantial detached bungalow occupies a generous plot and enjoys wonderful views across Perrancoombe towards Perranporth. Owing to its elevated setting, the property benefits from two large garages beneath and a sweeping driveway providing parking for five or more vehicles.

Offered with no ongoing chain, the bungalow is ideal for those seeking a straightforward move and looking to enjoy a rural setting while remaining just a short walk from the beach.

The accommodation comprises a spacious entrance hall with doors leading to two large double bedrooms, a shower room, a living room and a modern kitchen/diner. From the living room, a sunroom enjoys dual aspect views to the front and side, making the most of the outlook.

To the front of the property is a pleasant patio area, ideal for sitting and enjoying the views. To the side, steps lead up to the elevated gardens, which are laid to lawn and include a generous decked area with a summer house. While the gardens would benefit from landscaping or terracing and the decking could be replaced, they offer excellent potential for buyers looking to create a private outdoor space and enjoy the peace and quiet of the surroundings.

The property has remained in the same family since the land was purchased in 1949, with the bungalow constructed in the early 1960s. It has been a much-loved family home over the years and now offers an opportunity for the next owners to create their own lasting memories.

Entrance Hall

11'0 x 8'2 (3.35m x 2.49m)

Living Room

17'11 x 11'9 (5.46m x 3.62m)

Sunroom

11'9 x 6'1 (3.58m x 1.85m)

Kitchen/Diner

22'2 x 8'11 (6.76m x 2.72m)

Pantry

5'8 x 2'7 (1.73m x 0.79m)

Bedroom One

16'10 x 11'10 (5.13m x 3.61m)

Bedroom Two

14'9 x 11'10 (4.50m x 3.61m)

Shower Room

8'10 x 5'4 (2.69m x 1.63m)

W.C.

4'9 x 3'4 (1.45m x 1.02m)

Garage One

16'3 x 11'10 (4.95m x 3.61m)

Garage Two

14'2 x 11'7 (4.32m x 3.53m)

Driveway Parking

The sweeping driveway to the front of the property provides parking for approximately five vehicles and gives access to the two garages. Steps rise from the driveway to the main entrance.

Gardens

To the front and side of the property are mature shrub beds, creating a well-established setting. Steps to the side lead up to the elevated gardens, which are positioned above the bungalow and enjoy views down over Perrancoombe and across towards Perranporth. The gardens are currently laid to lawn and feature a generous decked area with a summer house.

For those seeking a home in Tresanton with superb elevated outdoor space and far-reaching views, the garden presents an exciting opportunity. While perfectly enjoyable as it stands, there is clear potential to further landscape or terrace the rear to suit individual tastes — ideal for the keen gardener looking to make their mark.

Tel: 01872 571454

Directions

Sat Nav: TR6 oHU

What3words: ///rooster.prove.grub

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1960

Construction Type: Block and Brick

Heating: LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: E40/D63

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

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Road Map



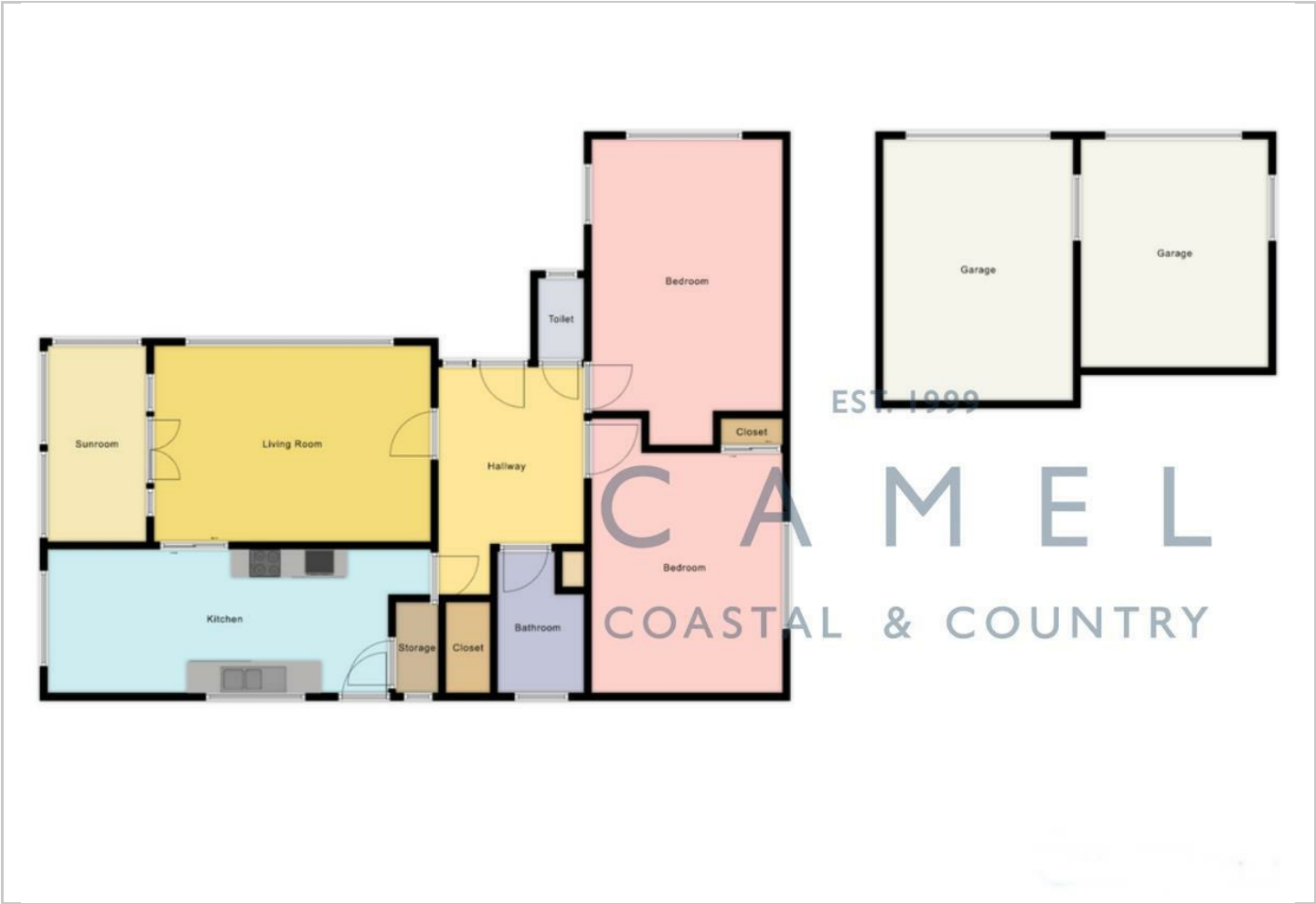
Hybrid Map



Terrain Map



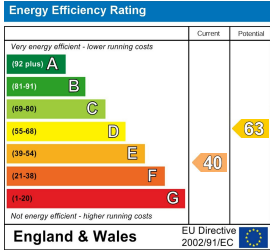
Floor Plan



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.