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CAMEL

COASTAL & COUNTRY



Ammophila Penwartha Road

Bolingey, Perranporth, TR6 0DH

£399,950

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The Property

Ammophila showcases thoughtful contemporary design across its reverse-level accommodation, with the property's standout feature being the impressive first-floor living space that maximizes light and countryside views.

First Floor

The entire first floor is dedicated to an impressive open-plan living area featuring a vaulted ceiling that creates a genuine sense of space and light. This sociable room combines kitchen, dining, and sitting areas, with contemporary feature lighting and a wood burner providing both warmth and visual interest. Large glazed doors open onto a Juliet balcony, framing views across the unspoilt valley beyond. The kitchen features distinctive pink metro tiling and modern appliances, while the pale wood flooring throughout enhances the bright, airy feel.

Ground Floor

Three bedrooms occupy the ground floor, offering flexible accommodation for family, guests, or home working. The principal bedroom is a generous double with ensuite bathroom currently boxed and ready for installation, allowing the incoming buyer to complete the specification to their own taste. Two further good-sized bedrooms share a family bathroom. The practical layout includes entrance hall and additional WC.

Outside

The property benefits from a level front enclosed gardens, laid mainly to lawn, with sunny aspect and countryside backdrop. To the rear there is an enclosed block-paved patio area, a good place for summer barbecues, with functional storage shed. A gravelled parking area to the front of the property provides for space for two vehicles.

Location

Bolingey is a charming village occupying a peaceful valley position yet wonderfully connected to the coast. Perranporth Beach, with its three miles of golden sand and excellent surf, lies just one mile away - close enough to enjoy daily but far enough to avoid the seasonal bustle.

The village offers a friendly local atmosphere, while Perranporth provides comprehensive amenities including shops, restaurants, doctors' surgery, and primary school. Truro, Cornwall's cathedral city, is approximately 15 minutes by car, offering extensive retail, cultural venues, and excellent state and private schools. Newquay and its airport lie just 10 minutes north, providing both resort facilities and connectivity. The location offers genuine coastal lifestyle opportunity while maintaining easy access to employment centers and services.

The Opportunity

This property presents a compelling proposition for the right buyer - contemporary architectural design with scope for personalization and value creation. The spectacular first-floor living space provides a finished, high-quality entertaining area, while the ground floor and external spaces offer the opportunity to complete the specification to your own standards and taste. The combination of striking design, coastal proximity, and development potential is increasingly rare at this price point.
Ideal for buyers seeking a coastal home with character and opportunity, whether as a primary residence, second home, or investment project.

Key Information

Accommodation:

* Total area: Approx. 1,061 sq.ft (98.6 sq.m)
* 3 bedrooms
* 2 bathrooms (principal ensuite boxed and ready for installation)
* Dramatic vaulted first-floor living space with Juliet balcony
* Reverse-level design maximizing views and light

Outside:

* Level, sunny gardens
* Countryside views
* Parking for 2 cars

Additional Information:

* Vacant possession, no onward chain
* Contemporary reverse-level design
* Views over unspoilt valley
* One mile from Perranporth Beach
* Scope for personalization and value creation

Services: Mains electricity and water. Mains drainage. Electric heating.

Council Tax Band: C
EPC Rating: E54

Disclaimers

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.

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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.

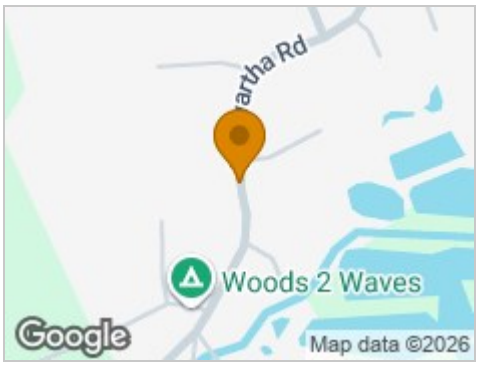








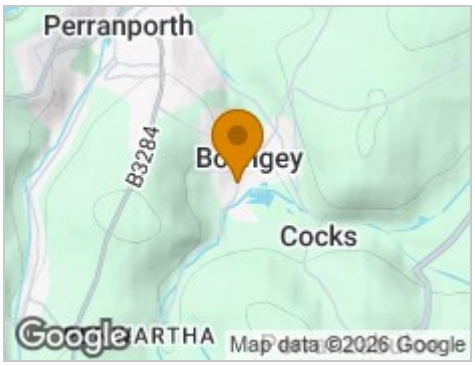
Road Map



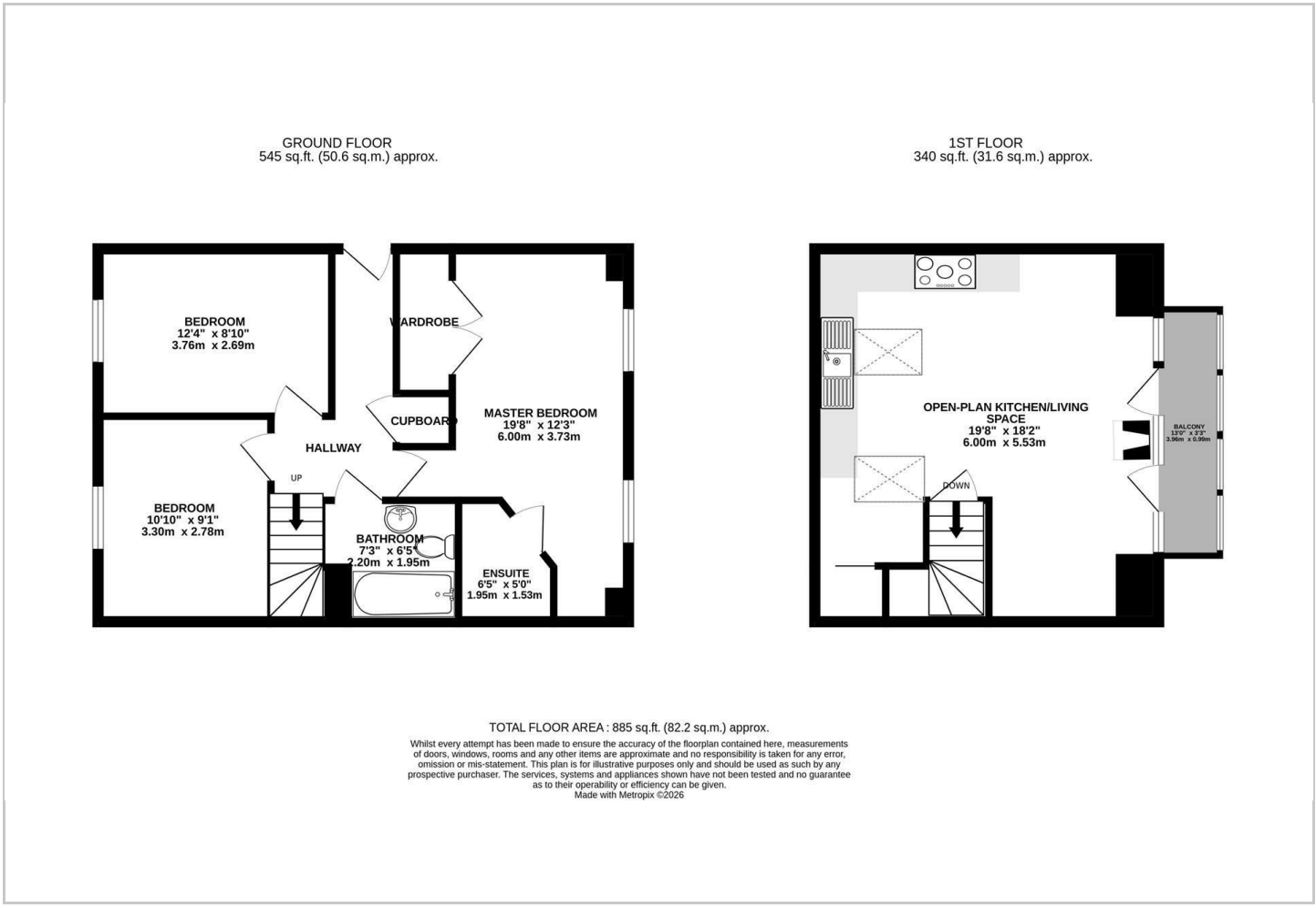
Hybrid Map



Terrain Map



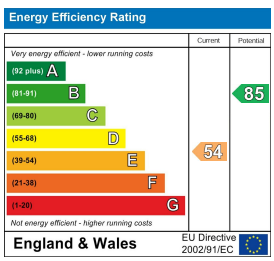
Floor Plan



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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