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CAMEL

COASTAL & COUNTRY



Glen House

Perrancoombe, Perranporth, TR6 0HU

Guide Price £250,000

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The Property
Situated in the sought-after semi-rural hamlet of Perrancoombe, this three-bedroom semi-detached cottage enjoys a peaceful, elevated position overlooking the surrounding coombe. Offering both front and rear gardens, along with private parking, the property has clear potential in a quiet and attractive setting.

The cottage itself requires full renovation throughout and is ideally suited to cash buyers looking for a project to transform into a bespoke home. The accommodation is arranged with an entrance hall leading to the living room and kitchen/diner, with stairs rising to the first floor. To the rear of the kitchen is a generous utility room/pantry, providing useful additional space. Upstairs, there are three bedrooms and a spacious family bathroom.

Externally, the property is approached via a private parking area, with steps leading up to the front garden and seating area. A side path continues around the property, with further steps rising to the rear garden.

As mentioned, the property is in need of renovation and due to mundic block being evident in the block construction, the cottage is for sale to cash buyers only.

The centre of Perranporth, with its wide range of shops, restaurants, cafés, sports and social facilities, along with the renowned golden sandy beach, is all within easy walking distance.

Entrance Hall

Living Room
13'7 x 10'6 (4.14m x 3.20m)
plus bay window 5'6 x 2'5

Kitchen/Diner
18'0 x 9'11 (5.49m x 3.02m)

Utility Room
10'11 x 5'6 (3.33m x 1.68m)

Landing
14'8 x 5'0 (4.47m x 1.52m)

Bedroom
12'8 x 11'7 (3.86m x 3.53m)

Bedroom
10'8 x 10'0 (3.25m x 3.05m)

Bedroom
7'8 x 7'6 (2.34m x 2.29m)

Bathroom
10'9 x 5'6 (3.28m x 1.68m)

Gardens
From the parking area you have steps leading up to the property where you will find the front gardens. These are divided into a lawned garden and seating area, both catching the sun and making it a pleasant setting to take in the peaceful valley setting.

To the side of the property you have a garden shed/greenhouse as well as a clothes drying area and steps leading up to an elevated garden.

Parking
There is a private parking bay to the front of the property, with room for one car.

Directions
Sat Nav: TR6 0HU
What3words: ///lifeboats.novel.rehearsal

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1926
Construction Type: Block (Mundic) - Asbestos is present in the property
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: F
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.

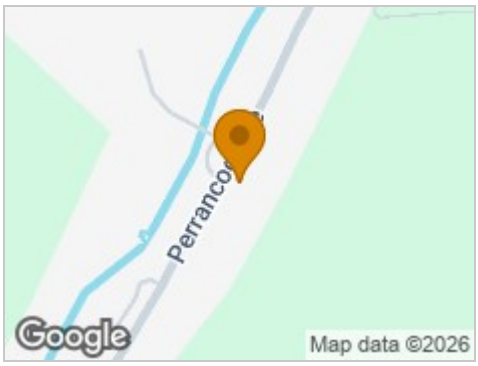








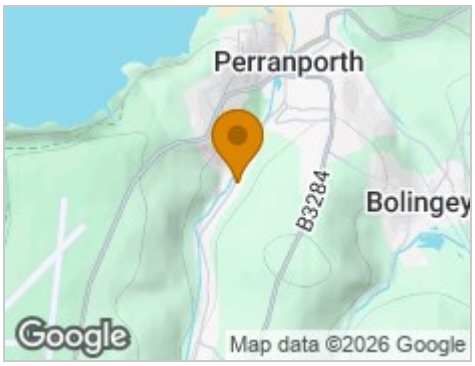
Road Map



Hybrid Map



Terrain Map



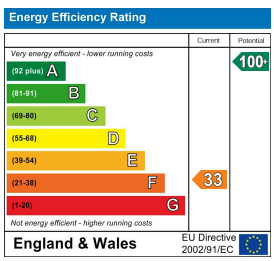
Floor Plan



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



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.

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