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CAMEL

COASTAL & COUNTRY



Sand Dunes, Grannys Lane

Perranporth, TR6 0HB

Guide Price £599,950

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The Property
Sand Dunes is a beautifully presented semi-detached reverse accommodation house, set on Grannys Lane in Perranporth, designed to take full advantage of its sea views.

The reverse layout puts the four double bedrooms and family bathroom on the ground floor, with the master bedroom benefiting from an en-suite and French doors opening onto the front sun terrace.

Upstairs is a substantial open-plan living space combining lounge, family room, kitchen and dining area, leading out onto a large balcony with sea views. There is also a handy utility room and WC off the landing.

A sun terrace at the front of the property offers further outdoor space at ground level, while a courtyard with steps leads up to an elevated, paved BBQ garden to the rear. From here you also have access to the garage.

The property is finished in a smart contemporary style, with grey weatherboard cladding and a glass balcony balustrade to the upper floor. Off-road parking is available for two cars to the front and the garage to the rear.

Entrance Hall

Master Bedroom
11'5 x10'1 (3.48m x3.07m)

Ensuite Shower Room
6'7 x 4'7 (2.01m x 1.40m)

Bedroom Two
10'8 x 10'5 (3.25m x 3.18m)

Bedroom Three
12'0 x 9'9 (3.66m x 2.97m)

Bedroom Four
10'0 x 9'10 (3.05m x 3.00m)

Bathroom
7'3 x 6'3 (2.21m x 1.91m)

Landing

Open Plan Family Room/Living Room/Kitchen/Diner
26'3 x 22'6 (8.00m x 6.86m)

Living/Dining Area
15'9 x 22'6 (4.80m x 6.86m)

Kitchen
11'8 x 9'9 (3.56m x 2.97m)

Utility Room/W.C
8'9 x 6'6 (2.67m x 1.98m)

Gardens
To the front of the property is a large sun terrace, an ideal spot to take in the coastal views. This terrace can be accessed either from the side of the property or directly from the master bedroom, creating a seamless indoor-outdoor connection.

To the rear, a private courtyard provides a more sheltered seating area, with steps leading up to paved garden terraces. These spaces are perfectly suited for BBQs relaxing after a day at the beach, and are designed for low maintenance, making them ideal as either a full-time residence or coastal retreat.

Parking
There is parking to the front of the property for two cars and a garage to the rear.

Garage
17'11 x 9'2 (5.46m x 2.79m)

Directions
Sat Nav: TR6 0HB
What3words: ///confident.cope.innocence

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 2014
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
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.

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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.

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Road Map



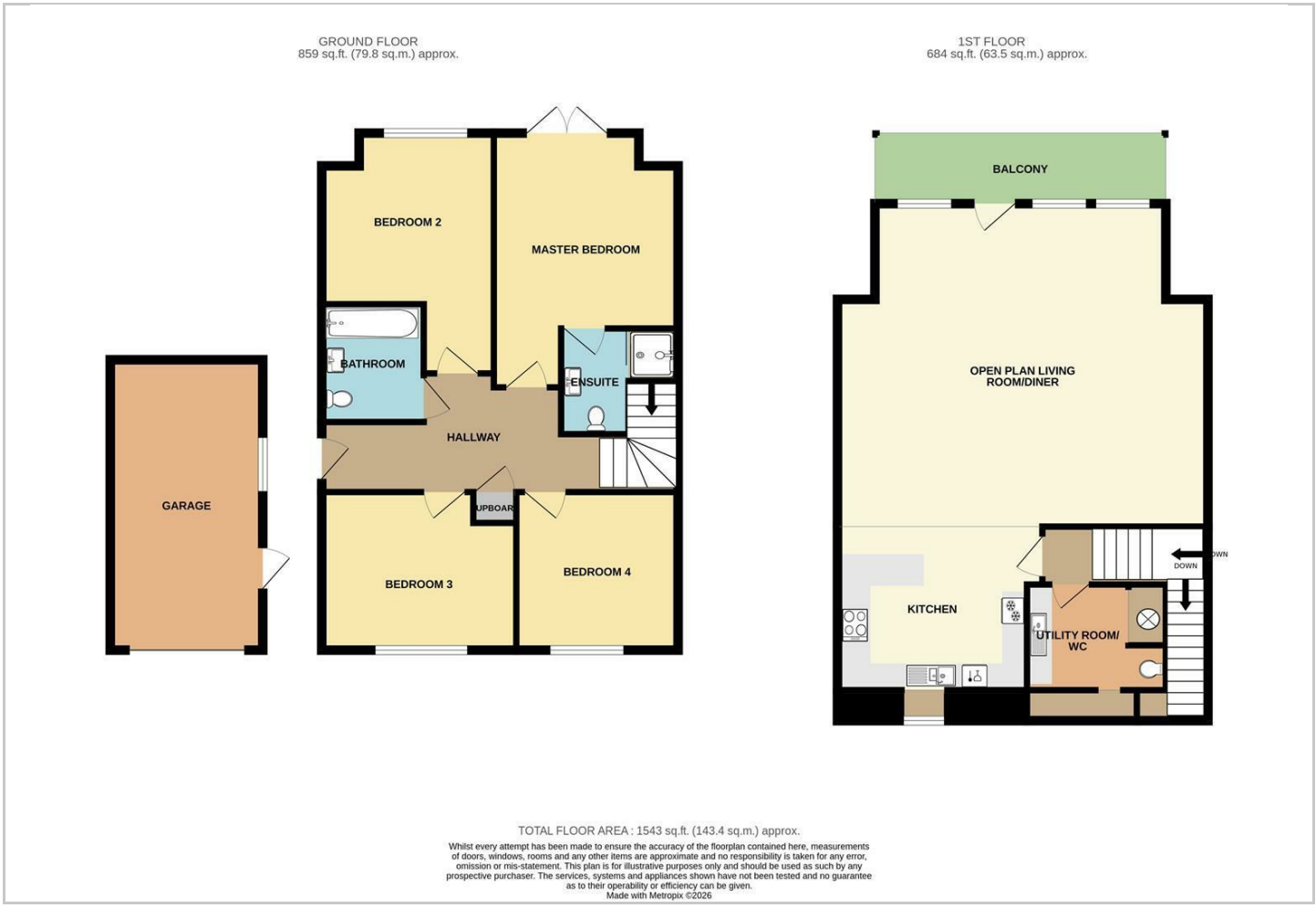
Hybrid Map



Terrain Map



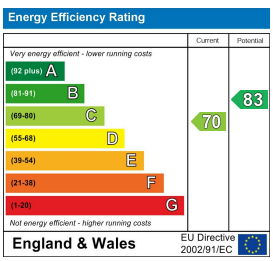
Floor Plan



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.

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