

EST. 1999

C A M E L

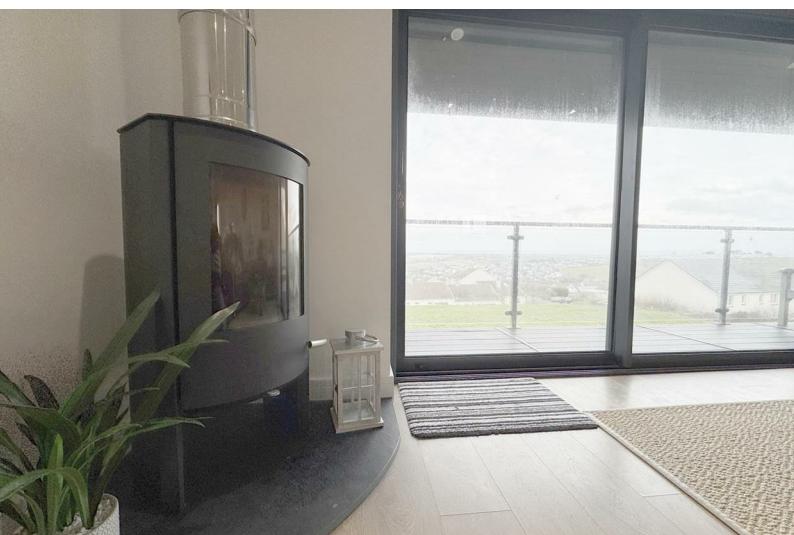
COASTAL & COUNTRY



Sandpiper Gwythian Way

Perranporth, TR6 0EQ

Guide Price £575,000



Sandpiper Gwythian Way

Perranporth, TR6 0EQ

Guide Price £575,000



The Property

Set at the end of Gwythian Way in Perranporth, Sandpiper is a striking reversed accommodation house that blends spacious, versatile living with rural and coastal vistas.

The ground floor features three generous double bedrooms, including a master with an ensuite shower. From the master, doors open onto a decked and lawned garden, overlooking neighbouring fields — a perfect spot for morning coffee or evening relaxation. A family bathroom completes the sleeping accommodation.

On the first floor, the property boasts a large, bright open-plan family room, kitchen, living, and dining area, designed to capture light and make the most of the views across the countryside and out to the coast, with beautiful sea views. A room-length balcony off the family room provides additional outdoor space. By the kitchen there is also a practical utility room adds convenience.

Outside, the property offers ample parking to the front, with room for up to four vehicles. To the rear, there are the enclosed gardens with rural views. Sandpiper combines a quiet, rural setting with easy access to Perranporth's beaches and local amenities, making it an ideal family home or a flexible coastal retreat.

Entrance Hall

Master Bedroom

13'0 x 9'10 (3.96m x 3.00m)

Ensuite Shower Room

6'5 x 3'6 (1.96m x 1.07m)

Bedroom Two

9'9 x 9'3 (2.97m x 2.82m)

Bedroom Three

9'11 x 8'9 (3.02m x 2.67m)

Bathroom

6'9 x 6'0 (2.06m x 1.83m)

Open Plan Living Room/Kitchen/Diner

26'2 x 19'7 (7.98m x 5.97m)

Balcony

Utility Room

10'0 x 5'1 (3.05m x 1.55m)

Gardens

The gardens are to the rear of the property and accessed via the ground floor master bedroom. It is laid to lawn with a small decked terrace and fully enclosed. There are views across the adjoining fields out towards the coast. From the first floor you have a balcony off the living room where far reaching views can be found.

Driveway Parking

The property benefits from a private driveway with room to park 4 cars.

Directions

Sat Nav: TR6 0EQ

What3words: ///depending.puzzle.promote

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2020
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: E
EPC: B89/90
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



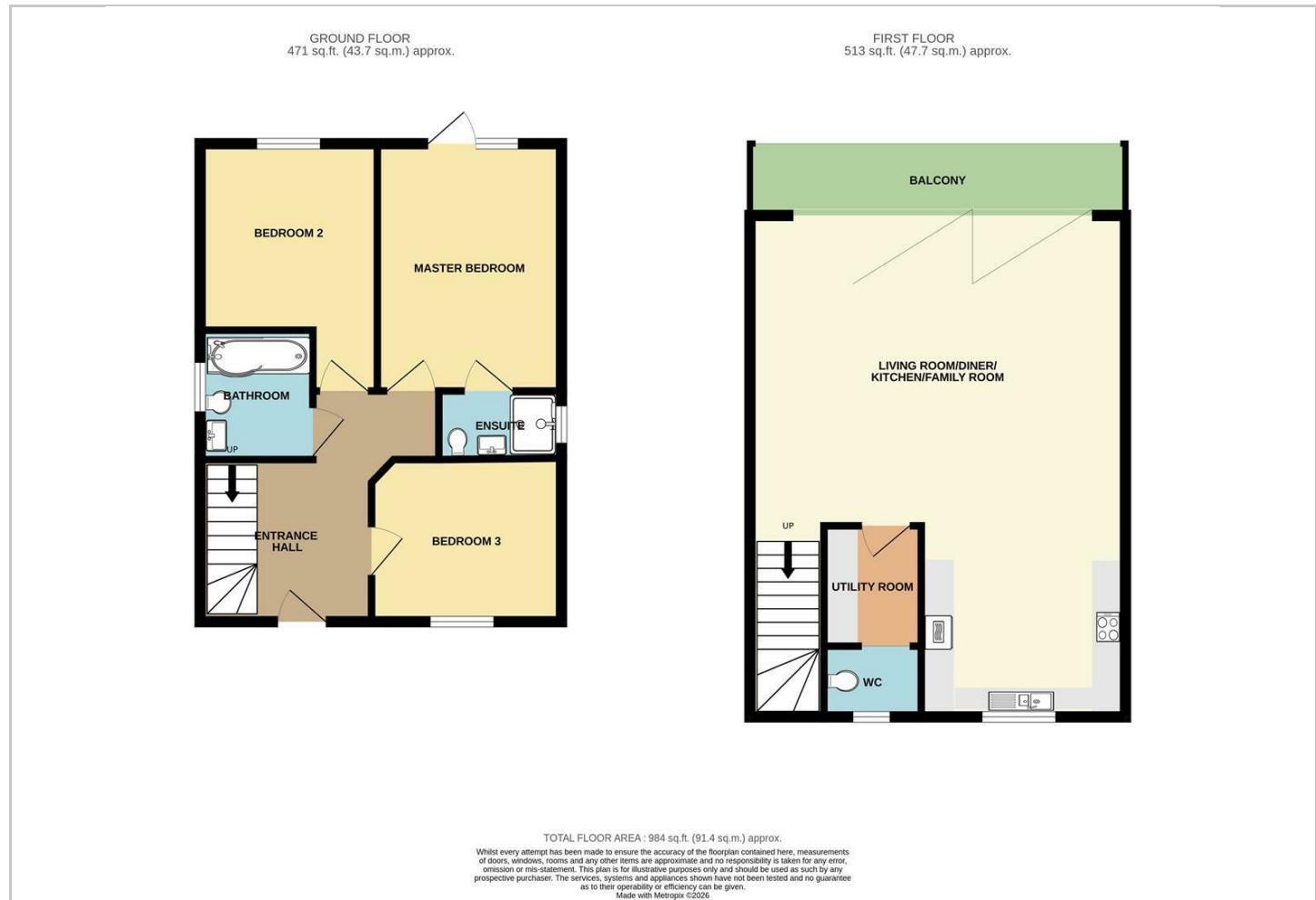
Hybrid Map



Terrain Map



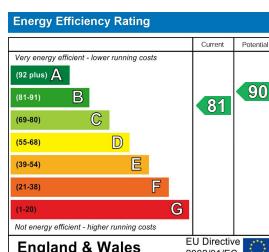
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.