

EST. 1999

C A M E L

COASTAL & COUNTRY



Myrwyn

Perrancombe, Perranporth, TR6 0HT

Guide Price £335,000



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The Property

Available on a chain free basis. Myrwyn is a deceptively spacious two bedroom bungalow situated in a quiet and convenient position in the popular hamlet of Perrancoombe.

The accommodation comprises a bright and semi-open plan kitchen and family room with fitted galley style kitchen which over looks the family room and in turn the large rear gardens. There is a generous living room with multi fuel burner, a hallway with study area that has been used as a separate dining room, and two double bedrooms. The master bedroom benefits from an en-suite shower room.

The property is in need of modernisation and updating throughout, offering an excellent opportunity for buyers to put their own stamp on a well-proportioned home, which also has the loft converted to provide two additional attic rooms, currently used as storage rooms.

Outside, there is a two storey garage. One facing onto Perrancoombe and one onto the properties driveway — along with off road parking for three to four vehicles. The delightful enclosed rear garden features a lawned area that backs directly onto a stream, providing a wonderfully tranquil setting.

Myrwyn enjoys a superb location within a short, level walk of the village centre, local shops, the beach, and the lawn bowls club — perfect for those seeking an active coastal lifestyle.

The property is offered chain free and as a cash purchase only, as it is of Mundic construction.

Entrance Porch

5'8 x 4'9 (1.73m x 1.45m)

Kitchen

15'10 x 6'4 (4.83m x 1.93m)

Dining/Family Room

15'10 x 10'1 (4.83m x 3.07m)

Hallway with Study Area

12'9 x 11'1 (3.89m x 3.38m)

Inner Hallway

8'4 x 5'3 (2.54m x 1.60m)

Bedroom Two

14'4 x 9'6 (4.37m x 2.90m)

Bathroom

8'4 x 6'6 (2.54m x 1.98m)

Living Room

16'0 x 11'9 (4.88m x 3.58m)

Master Bedroom

10'6 x 10'4 (3.20m x 3.15m)

En-Suite Shower Room

7'10 x 2'5 (2.39m x 0.74m)

Landing

Storage Room

13'3 x 7'6 (4.04m x 2.29m)

13'3" x 7'6 floor space but 4'9" when measured at a height of 4'10" due to sloping ceilings.

Storage Room

13'7 x 10'6 (max measurements) (4.14m x 3.20m (max measurements))

L-Shaped room

Gardens

The gardens are considered to be of a good size, they are laid to lawn and to the end of the garden there are steps leading down to the stream.

Garage One (Ground Floor)

17'1 x 9'4 (5.21m x 2.84m)

Garage Two (Lower Ground Floor)

16'11 x 8'8 (5.16m x 2.64m)

Tel: 01872 571454

Garden Room

12'1 x 9'0 plus 9'0 x 2'1 (3.68m x 2.74m plus 2.74m x 0.64m)

Currently this makes a great garden room/summer house or office but with the two spaces could be made into a guest room.

Driveway and Parking

To the front of garage one there is a parking space for one car and to the front of the property, you will find parking for 3 to 4 cars.

Directions

Sat Nav: TR6 oHT

What3words: ///packing.originate.learning

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1930s

Construction Type: Block (Mundic)

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: Awaiting New (Previously E)

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.

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Road Map



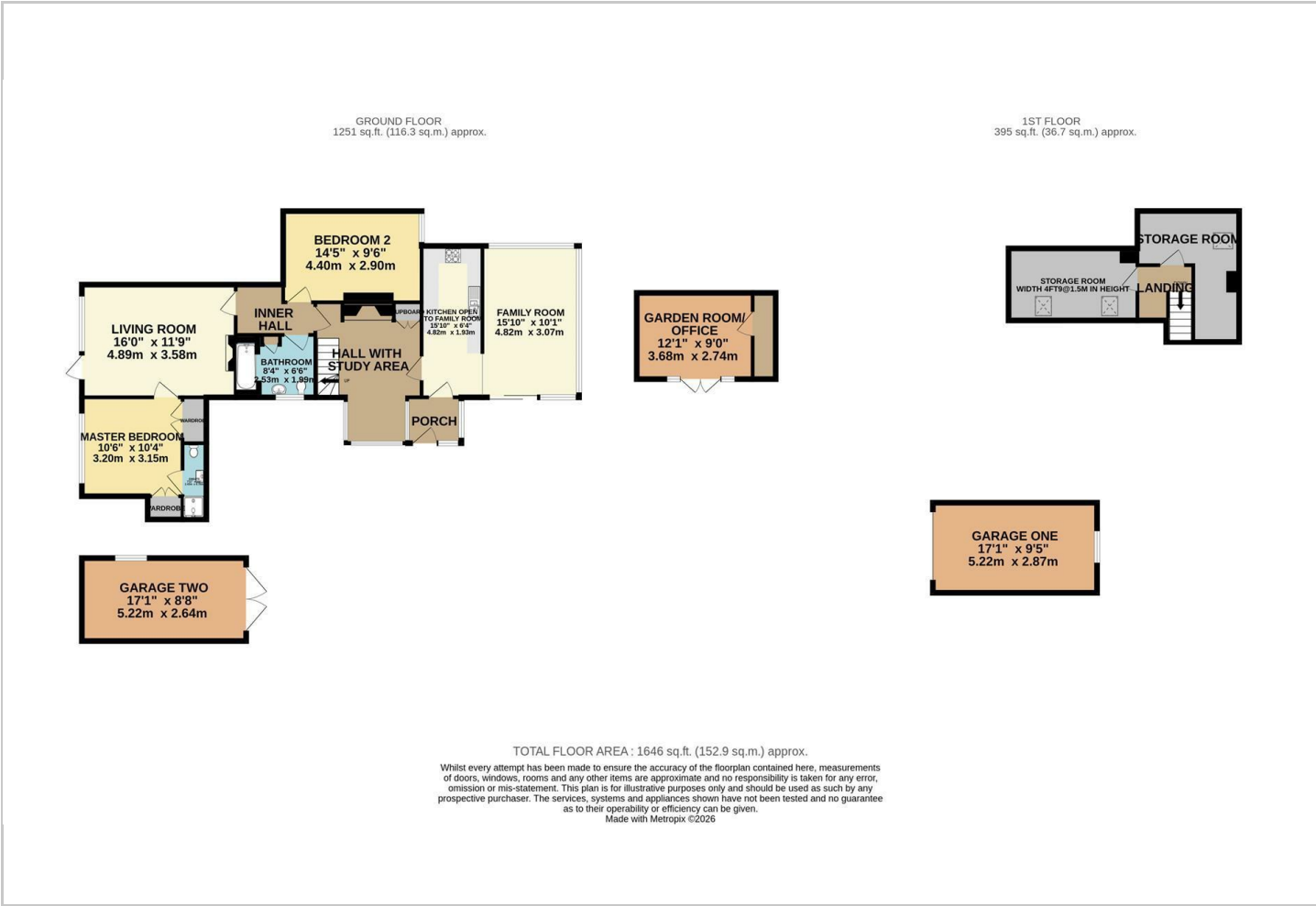
Hybrid Map



Terrain Map



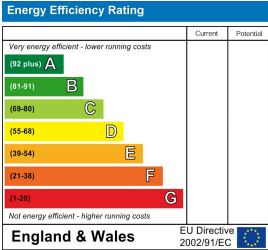
Floor Plan



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.