

EST. 1999

C A M E L

COASTAL & COUNTRY



2, Nampara Cottages, Grannys Lane

Perranporth, TR6 0HB

Guide Price £510,000



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The Property

A beautifully presented two double bedroom cottage, just a short, level walk from Perranporth beach.

Camel Coastal & Country are delighted to present this charming coastal property to the market. Lovingly refurbished by the current owners, it offers the perfect full-time home or idyllic holiday retreat.

The accommodation begins in a generous sunroom, leading into a spacious family room thoughtfully arranged with a sitting area, dining space, and semi open-plan kitchen. Stairs rise to the first floor where you will find two comfortable double bedrooms and a stylish bath/shower room.

Retaining the character of a Cornish cottage, the living area features a brick fireplace with wood burner, while the bathroom is enhanced by a stunning roll-top bath.

Outside, the cottage enjoys a private, low-maintenance garden with paved seating area, flower and shrub borders, and a garden shed. Additional storage is provided via a block-built outbuilding in the parking area.

Perranporth itself is renowned for its welcoming year-round community. The village offers a wide range of amenities including shops, surf stores, cafés, pubs and restaurants, as well as sports and leisure facilities such as tennis, bowls, football, rugby, and an 18-hole links golf course.

Sunroom

15'10 x 6'6 (4.83m x 1.98m)

Living Room

17'9 x 14'5 (5.41m x 4.39m)

Kitchen

14'5 x 10'0 (4.39m x 3.05m)

Landing

Bedroom

14'6 x 11'11 (4.42m x 3.63m)

Bedroom

11'3 x 9'4 (3.43m x 2.84m)

Bathroom

8'6 x 7'9 (2.59m x 2.36m)

Gardens

The gardens mainly set to the front of the cottage. They are enclosed and low maintenance, with paved flooring and benches. To the side where you will find the parking bay, there is room to sit out with flower and shrub beds as well as a block storage building.

Parking

Parking can be found to the side of the property. There is room for 2/3 cars.

Directions

Sat Nav: TR6 0HB

What3words: ///modern.cuter.juggles

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1800s

Construction Type: Stone

Heating: Oil Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: Awaiting

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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



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