



## Pixie Dell Cox Hill

Cocks Perranporth, TR6 0AT

Guide Price £625,000





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### The Property

Situated towards the end of a quiet lane within the hamlet of Cocks, this charming three-bedroom detached cottage awaits.

The cottage is set within its own 0.75-acre grounds. Thanks to the tiered levels and elevation of the upper levels, the rural views that can be enjoyed are truly breathtaking, these views also stretch out to the coast.

As you approach the property, you will see the driveway secured with double wooden gates. Beyond these gates, there is parking space for at least four vehicles. The property itself is striking, with exposed stonework and surrounded by trees and greenery.

Upon entering the cottage, you will find it ideal for those looking to update or renovate a period home to modern standards. The accommodation is perfect for a family or those seeking a peaceful retreat in the countryside.

The layout of the accommodation begins in the entrance porch, leading to a small hallway. To the right, a cozy living room awaits, while a spacious kitchen/breakfast area is to the left. A staircase leads up to the bedrooms and bathroom. Adjacent to the kitchen, there is a separate dining room that connects to the conservatory providing access to the gardens.

On the ground floor, a convenient W.C. and shower are also available.

### Entrance Porch

7'5 x 4'2 (2.26m x 1.27m)

### Entrance Hall

7'4 x 3'8 (2.24m x 1.12m)

### Living Room

16'1 x 10'4 (4.90m x 3.15m)

### Kitchen/Breakfast Room

16'1 x 11'5 (4.90m x 3.48m)

### W.C

6'4 x 2'8 (1.93m x 0.81m)

### Dining Room

12'1 x 8'8 (3.68m x 2.64m)

### Conservatory

15'5 x 12'5 (4.70m x 3.78m)

### Landing

### Bedroom

12'9 x 11'2 (3.89m x 3.40m)

### Bedroom

15'9 x 9'8 (4.80m x 2.95m)

### Bedroom

8'7 x 5'10 (2.62m x 1.78m)

### Bathroom

6'6 x 5'8 (1.98m x 1.73m)

### Outside of the property

Positioned at the front of its extensive grounds, the property offers a commanding view of the rural lane. Adjacent to the main building, a gated driveway can be found, complete with steps that guide you to the flat lawned garden. This garden seamlessly flows into a second tier, also covered in greenery. At this level, you will find the summer house or outdoor office, surrounded by an assortment of fruit trees.

Stretching towards the rear of the property, the gardens reveal an expansive area filled with trees and blossoming flowers. As you ascend to the higher gardens, the incline becomes steeper, providing an opportunity for multi-level landscaping that allows for a panoramic view of the picturesque rural surroundings.

### Parking

There is a gated, gravelled driveway that provides secure parking for 4 cars or more.

### Directions

Sat Nav: TR6 0AT

What3words: ///ratio.bits.above

### Property Information

Age of Construction: 1800(Assumed)  
Construction Type: Stone and Block (Assumed)  
Heating: Oil  
Electrically Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: D  
EPC: E  
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.

### 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



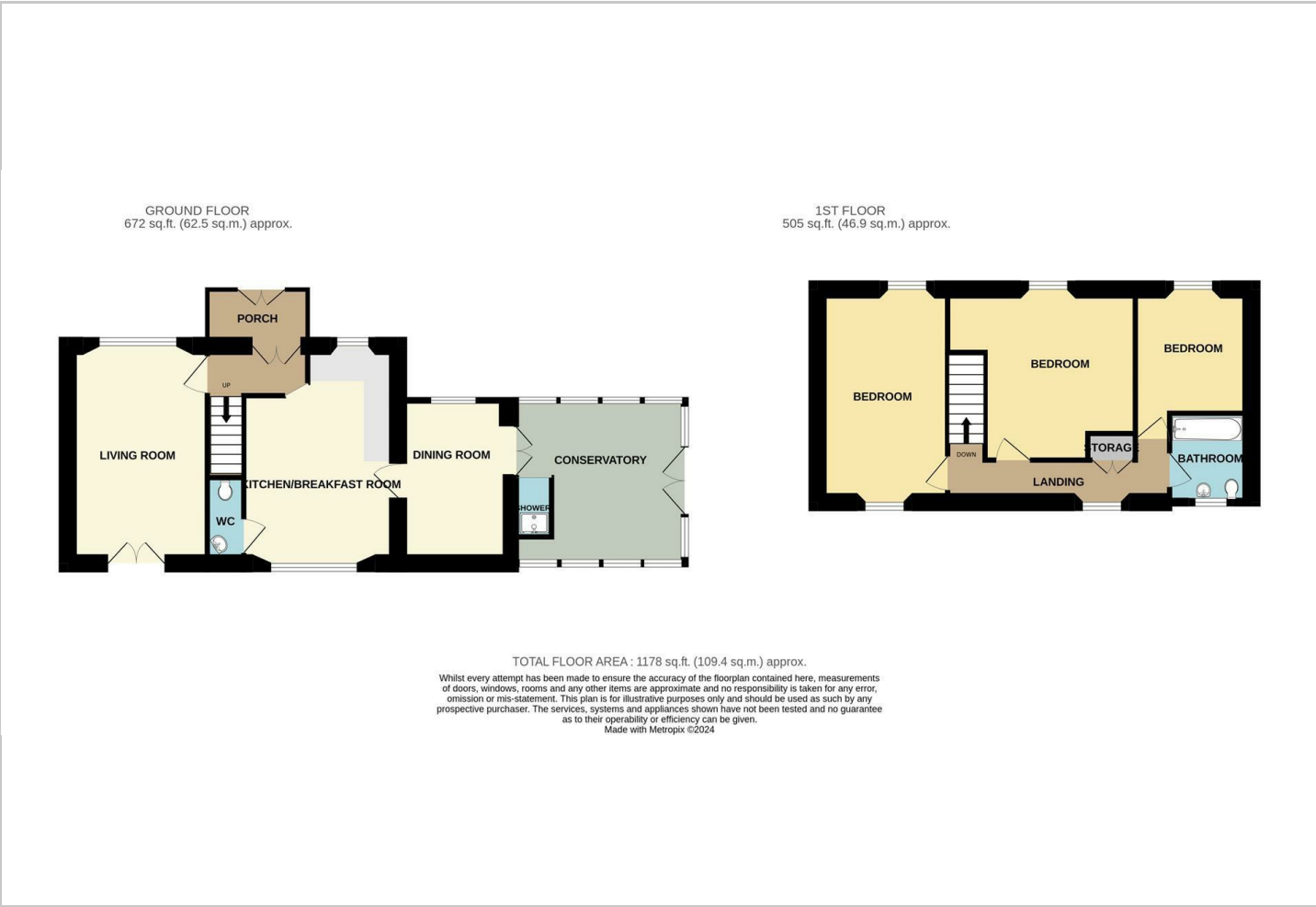
Hybrid Map



Terrain Map



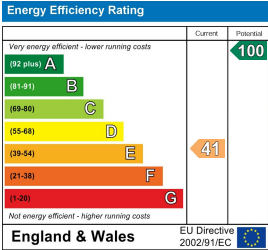
Floor Plan



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.