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C A M E L

COASTAL & COUNTRY



## Ploughman's Cottage 6 St. Michaels Road

Perranporth, Truro, TR6 0HG

Offers In The Region Of £225,000



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## The Property

The bungalow provides comfortable single-level living arranged in an open-plan layout. The accommodation flows naturally from the kitchen/dining area through to the living room, with vaulted ceilings adding a sense of space and character throughout.

The living room (13'5" x 9'7") is a dual-aspect space with good natural light, featuring vaulted ceilings and partial tongue-and-groove paneling. The room opens directly onto the dining area, creating a sociable flow ideal for everyday living.

The kitchen/dining area comprises a compact kitchen fitted with Shaker-style base units, wood-effect worktops, and an integrated washing machine. The space is functional and practical, with the dining area benefiting from dual-aspect windows. Ceramic flooring continues throughout, providing durability and ease of maintenance.

The double bedroom (9'8" x 8'11") is a good-sized principal room with side-aspect windows and a small built-in linen cupboard. It benefits from direct access to both a bathroom and a versatile adjoining space.

The bathroom provides convenient facilities with an oversized shower tray, modern white sanitaryware, and practical vinyl flooring.

The dressing room/occasional bedroom (15'7" x 5'7") is a generous, long space fitted with extensive built-in wardrobes offering double-height hanging and abundant storage. With its own window and external door, this room offers considerable flexibility and could serve various purposes: a luxurious dressing room, home office, studio space, or occasional guest accommodation.

## Outside Space & Parking

The property sits on its own manageable plot—a notable feature at this price point. A paved patio area at the entrance catches the afternoon sun, perfect for outdoor relaxation. Steps lead to a raised garden section with lawn and established flower borders, providing pleasant outdoor space without demanding excessive maintenance.

Importantly, the property includes off-road parking for one vehicle—a valuable asset in this popular coastal village where parking is often at a premium.

## Location

The property enjoys a central Perranporth position, within comfortable walking distance of the beach, village shops, cafes, and local amenities. Perranporth's impressive three-mile sandy beach is one of Cornwall's most popular coastal destinations, drawing visitors year-round and maintaining the village's vibrant community atmosphere.

## The Opportunity

This is an unusual offering for the Perranporth market—a detached property on its own plot with parking, offered at a level that makes it accessible to a broad range of buyers. Whether you're seeking a permanent coastal residence, a holiday bolt-hole, or a property with scope to add value through updating and potential development, this deserves serious consideration.

The plot itself may offer further possibilities for those with vision, subject to obtaining the necessary planning permissions. Given the scarcity of detached properties with land in central Perranporth at this price point, early viewing is strongly recommended.

## Agent's Note

We are advised that the property features timber frame

construction with block walls finished externally with stone cladding. This type of construction may not be classified as suitable for mortgage purposes by all lenders. We are therefore marketing this property specifically to cash buyers who do not require mortgage financing.

### Other Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: E42

Services: Mains electricity, water, and drainage.

Electric heating.

### Disclaimers

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.



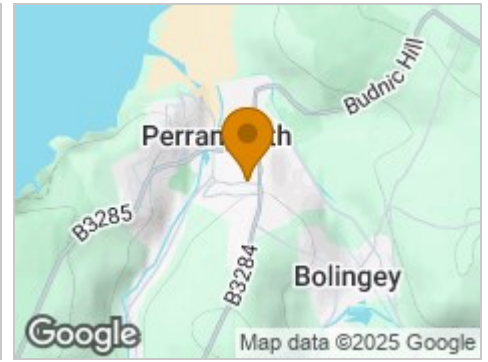
## Road Map



## Hybrid Map



## Terrain Map



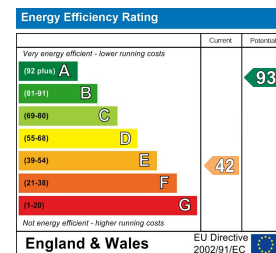
## Floor Plan



## 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.