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CAMEL

COASTAL & COUNTRY



Michaelstow Cliff Road

Perranporth, TR6 0DP

Guide Price £675,000

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The Property
Sitting along a quiet lane off any main roads with views over Perranporth, is this large four/five-bedroom period home. Presented to a high standard and offering not only front and rear gardens, but parking for two cars and beautiful views over Perranporth and to the beach.

Currently used as a successful holiday rental, this would make the perfect family home for those looking for a coastal life — tucked away where you can watch the world go by.

Accommodation for the property comprises a sunroom to the front where you can take in the views over Perranporth, a hallway that like the rest of the home, has retained all of its period charm with doors off to the living room, dining room/fifth bedroom, and breakfast room, as well as stairs to the first floor. Off the breakfast room you will find a handy utility room and a modern, well-fitted kitchen. To the first floor, the split-level landing leads to three bedrooms, the family bathroom, W.C., and stairs to the second floor. Here you have the large master bedroom with dressing area and a lovely study area where you can sit and read while enjoying the sea views.

Externally, the property enjoys gardens to both the front and rear, together with private off-street parking for two cars.

Sun Room
18'1 x 7'4 (5.51m x 2.24m)

Hallway

Lounge
12'5 x 10'9 (3.78m x 3.28m)

Dining Room
11'2 x 10'8 (3.40m x 3.25m)

Breakfast Room
11'5 x 10'2 (3.48m x 3.10m)

Kitchen
10'10 x 10'7 (3.30m x 3.23m)

Utility Room
9'5 x 4'8 (2.87m x 1.42m)

Landing

Bedroom Two
14'4 x 10'10 (4.37m x 3.30m)

Bedroom Three
11'3 x 10'10 (3.43m x 3.30m)

Bedroom Four
7'6 x 5'6 (2.29m x 1.68m)

Bathroom/W.C
8'5 x 5'11 (2.57m x 1.80m)

W.C
6'3 x 3'4 (1.91m x 1.02m)

Landing

Master Bedroom
14'0 x 10'9 (4.27m x 3.28m)

Gardens
The rear gardens are elevated to the rear of the house and have a shealted decked seating area and a lawned garden with shrub bed edging and Cornish Palms. To the front there ia second lawned garden with flower beds around a a decked seating area with views to the beach.

Parking
There is private off-street parking to the front of the property for 1 to 2 cars.

Directions
Sat Nav: TR6 0DP
What3words: ///stockpile.stolen.toys

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1912
Construction Type: Stone
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: D
EPC: F
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.

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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



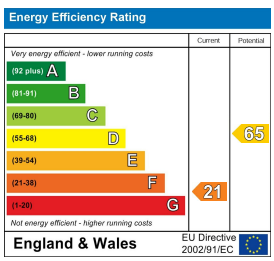
Floor Plan



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.

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