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# CAMEL

COASTAL & COUNTRY



## Dunescape Ramoth Way

Perranporth, Truro, TR6 0BY

Offers In Excess Of £1,200,000





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### Overview

Welcome to DUNEScape: a unique enclave of seven sea-view beach houses set in a private, ecologically restored dune landscape above one of Cornwall's most loved beaches. Architecture and landscape work together here—terraces for sunsets, outdoor showers for sandy feet, generous storage for boards and bikes—making daily life easy for families, retirees and second-home owners alike.

Inside, a fabric-first, low-energy specification aims for AECB CarbonLite performance to deliver year-round comfort, low running costs and a healthy indoor environment. Every plot includes 22kW EV charging and a future-proofed 3-phase electrical connection; gigabit fibre supports smooth remote work. Early purchasers can tailor layouts, finishes and curated options (from wardrobes and flooring to bioclimatic pergolas or battery storage).

Step out to the South West Coast Path, Penhale Dunes and the links golf course; stroll to surf lessons, community sports clubs and the village's cafés and pubs (including the UK's only bar on the beach). The primary school is Ofsted "Good," with a new secondary under government review—ideal for growing families and for downshiftees seeking a strong year-round community.

### House Types & Guide Prices

Type 1 (Plot 1): 3 beds, 2 baths, 2 storeys, 1,770 sq ft / 164.4 m<sup>2</sup>, car port + open parking. Balcony external area: 212 sq ft / 19.7 sq m. Private Garden/Terrace area: 1,110 sq ft / 103.2 sq m. £950,000

Type 2 (Plot 3): 4 beds, 3 baths, 3 storeys with double-height dining and mezzanine study, 2,222 sq ft / 206.4 m<sup>2</sup>, car port + open parking. Balcony/Terrace external area: 218.5 + 268 sq ft / 20.3 + 24.9 sq m. Private Garden/Terrace area: 1,110 sq ft / 103.2 sq m. 1,200,000

\*\* Buyers can opt for an additional room \*\* (11.9 sq m / 128 sq ft) as an extended master suite, lounge, snug, gym, cinema room, or office in place of the double-height void over the dining area. Please contact us to explore this option.

Two house types now launching. Additional plots and house types will be released. Register your interest for updates.

Southwest-facing private gardens/balconies/terraces, carport/garage, bin/bike/watersports stores included with all house types.

PLOT 7 ALREADY RESERVED

### Sustainability & Tech Highlights

AECB CarbonLite target based on Passivhaus design approach; A-rated EPC target; super-insulation & triple glazing; heat pump with underfloor heating and large cylinder; MVHR; solar PV; optional battery; gigabit fibre; 22kW EV charging; SUDS, water-saving fittings and optional rainwater harvesting; biodiversity-led landscape with native planting.

(Performance subject to final specification and user behaviour.)

### Locations & Connections

Moments to beach, dunes and village amenities.

Typical journey times:

- Beach: 2 mins
- Village: 5 mins
- Golf/Skate/Football/Rugby: 5 mins
- Riding: 10 mins
- Truro: 20 mins
- Newquay & mainline rail: 15 mins
- Cornwall Airport: 25 mins
- A30: 10 mins
- Bus stop: 2 mins (routes to Truro, St Agnes, Newquay etc.)

South West Coast Path and Saints Cycle Trails close by.

what3words: ///eruptions.magical.multiples

### Schools

Perranporth Primary (Ofsted "Good") within easy reach. Buyers should verify up-to-date admissions information.

### Key Facts

Tenure: Freehold (with shared ownership of communal areas)  
Services: 3-phase electricity; water; mains drainage; soakaways for surface water (drainage compliant with current regulations; prospective purchasers advised to make their own enquiries of the local planning authority)  
Warranty: 10-year structural warranty  
Planning: Ref PA25/05916  
Timeline: Start on site Spring-Summer 2026 with completion Autumn 2027  
EPC: A (predicted) — subject to final specification  
Incentives: Potential CIL exemption; BUS grant up to £7,500 for eligible heat pump installations; specialist custom-build mortgage support available (all subject to eligibility and prevailing regulations)

Tel: 01872 571454

## Important Information

These particulars are intended to give a fair description of the property but do not form part of any offer or contract and must not be relied upon as statements or representations of fact. All development information, images and CGIs are indicative and may change. Prospective purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Energy and carbon performance are subject to design development, final specification and user behaviour. Planning permissions and local amenities (including schools) are subject to third-party programmes and approvals. Floor areas are approximate and for guidance only. All measurements, distances and journey times are approximate. No warranty is given regarding services, fixtures and fittings. Drainage is compliant with current regulations and prospective purchasers are advised to make their own enquiries of the local planning authority.

For full terms and conditions, please contact Camel Coastal & Country.

## Disclaimers

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country Ltd.

## 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



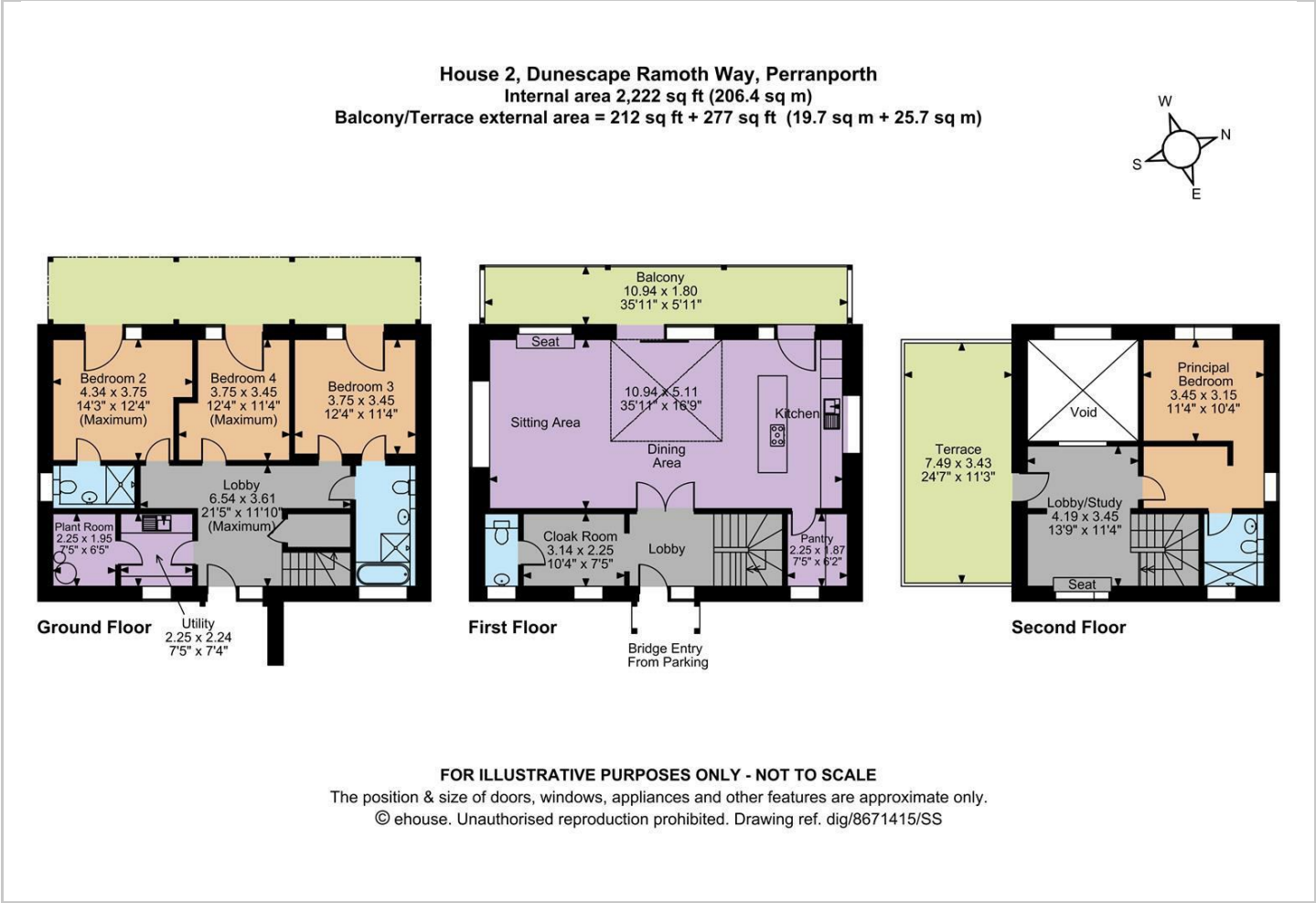
Hybrid Map



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.