

**Boat Cove Lane, Perranuthnoe**

**Guide Price £795,000**

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**EXCLUSIVE**

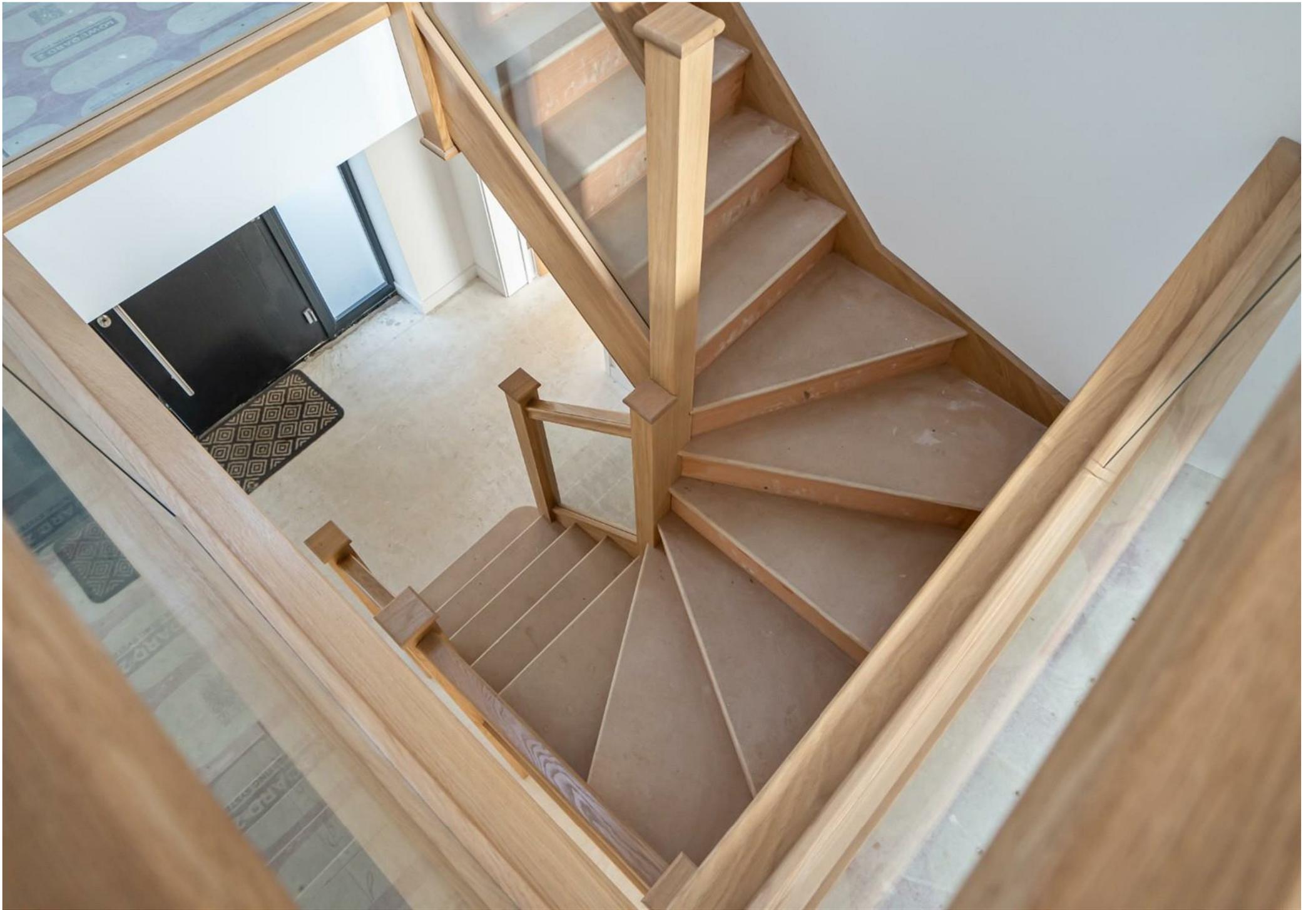


# A Warm Welcome to the Sought After Coastal Village of Perranuthnoe

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As estate agents, we're fortunate to regularly present remarkable homes. Yet from time to time, a property arrives that raises the bar entirely – setting a new standard for what's currently available. This is undeniably one of those rare finds. Tucked away in a peaceful, sheltered setting within the highly sought-after coastal village of Perranuthnoe, this executive five-bedroom detached home awaits. It's brand new and ready to move in with no onward chain. You'll be impressed with the high specification, attention to detail, and overall quality of finish. This is a level of craftsmanship you don't often see. Extending to over 2,100 sq ft of beautifully appointed accommodation, with driveway parking, enclosed gardens, an air source heat pump, underfloor heating, an electric car charging point, a new build warranty, and sea views from two of the bedrooms, this exceptional home truly ticks every box.







### The Property

Boat Cove Lane is a wonderful place to call home, with the lane gently guiding you towards the coastal path and down to the picturesque shores of Boat Cove. As you approach, the property makes an immediate and lasting first impression. Set behind a traditional Cornish stone hedge, it stands proud and distinctive — impressive in stature and thoughtfully designed, with part-rendered and part-clad elevations beneath a handsome slate roof. Completed in 2025 by a highly regarded local developer — whose work has even been showcased on television — the craftsmanship and attention to detail are evident throughout. Now, let's pull up onto the driveway... and head on inside.

A welcoming entrance hall greets you, complete with a striking feature turning staircase and ample space for coats and boots. Bathed in natural light, it immediately sets the tone for the space and quality that unfolds throughout the home. From here, doors lead to a useful understairs cupboard, the ground floor bedroom, a well-appointed cloakroom, and two separate doors opening into the impressive open-plan reception space, which seamlessly combines kitchen, dining, and living areas.

For us, this exceptional reception space is truly the heart of the home — perfectly suited to modern family living as well as effortless entertaining. Enjoying a triple-aspect orientation, the room is bathed in natural light, with patio doors opening seamlessly onto the rear garden — ideal for alfresco dining and summer gatherings. The kitchen area is impressive in scale, beautifully fitted with a comprehensive range of contemporary grey wall and base units, complemented by stylish quartz work surfaces and matching upstands. There is generous space for both preparation and storage — a setting any budding chef would appreciate. Integrated appliances include an oven, microwave with warming drawer, full-height fridge, full-height freezer, induction hob with integrated extractor, and a dishwasher — combining sleek design with everyday practicality. It's not only the headline features that speak to the quality of this build — it's the thoughtful finer details too, from the abundance of power sockets and



carefully positioned lighting to the well-considered multimedia points.

Leading off the kitchen is a well-appointed utility room, finished to the same high standard. It offers space and plumbing for a washing machine, a door providing direct access to the outside, and a further door opening into a walk-in cupboard. Completing the ground floor is a generously sized cloakroom, beautifully finished to a high standard, along with a spacious ground floor bedroom — ideal for guests or for a family member seeking the convenience of single-level living.

Ascending to the first floor, you're welcomed by an impressive galleried landing that leads to four generous double bedrooms, each thoughtfully designed with built-in storage — a practical touch we always appreciate at Hunters. The two rear bedrooms enjoy delightful sea views across Perranuthnoe Bay and along the coastline, while the principal suite benefits from a luxurious en suite shower room. The family bathroom is truly a showstopper — beautifully appointed and fully tiled, featuring both a bath and a separate shower. It feels every bit as though it has been lifted straight from the pages of an interior design magazine.

### The Outside

Approaching the property, you're welcomed by a tidy brick-paved driveway that opens out into an expansive gravelled parking area, accommodating multiple vehicles — perfect for family life and visiting guests alike. A paved pathway leads you to the front entrance and gated access on both sides of the house guides you through to the rear and side gardens, where the space really comes into its own. Here, two lovely areas of level lawn provide plenty of room for children to play or for keen gardeners to get creative, all centred around a beautifully laid Indian slate patio — an ideal setting for outdoor dining, summer barbecues, and relaxed evenings under the Cornish sky.

### The Location

Nestled on the south Cornish coast between Marazion and Prussia Cove, Perranuthnoe is a



charming seaside village with a rich and quietly fascinating past. Its name derives from the Cornish for “St Piran’s new land,” and the area has long been associated with tin streaming and fishing, later evolving into the peaceful coastal retreat it is today. Life here revolves around the beautiful sandy beach and the South West Coast Path, offering breathtaking walks with far-reaching sea views across Mount’s Bay. In addition to its tranquil setting, the village is well served with a popular beach cafe, a traditional pub, a church, and a highly regarded art gallery, while nearby Marazion and Penzance provide further amenities. It’s a place where mornings begin with sea air and coastal strolls, afternoons invite paddleboarding or sun-soaked relaxation, and evenings are best enjoyed watching the sun dip below the horizon — a lifestyle that feels wonderfully removed from the pace of everyday life.

Approximate distances from Perranuthnoe:

Marazion – 1.7 miles  
 Penzance – 6.9 miles  
 St Ives – 10 miles  
 Truro – 29.1 miles  
 Newquay Airport – 42.1

Useful Information  
 New Build

EPC: Current 87B, Valid until 27 March 2035 (potential 92A)

Local Authority: Cornwall Council  
 Council Tax Band: Awaiting Confirmation

Broadband: Awaiting Confirmation. Address not yet on Ofcom broadband checker.  
 Mobile Signal: According to Ofgem mobile checker, 02, EE, and Three have good outdoor signal

Services: Mains water, drainage and electricity. Air source powered underfloor heating.

Construction Information (provided by owner below):

TRADITIONAL CONCRETE STRIP FOUNDATIONS  
 TRADITIONAL. CONCRETE GROUND FLOOR SLAB  
 High level insulation throughout. Ground floor external walls. Roof space Timber frame  
 Concrete block External skin  
 Neo timber external cladding  
 Natural. BRAZILIAN SLATE roof  
 Solar powered velux roof windows  
 Oak stair case  
 PVC DOUBLE GLAZED WINDOWS DOORS  
 ALUMINIUM FRENCH DOORS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>	<b>87</b>		
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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