

FOR SALE

Guide Price - £699,995



*Estate Agents*

**Lewis Haughton**

Paddocks, Perrancoombe,  
Perranporth, Cornwall. TR6 0JA



## ABOUT THE PROPERTY

Lewis Haughton are proud to offer for sale this wonderful, well-presented five double bedroomed detached bungalow, with superb enclosed and private 0.5 acre gardens, situated in the beautiful Perrancombe Valley, near Perranporth. The property enjoys amazing, wooded valley views and offers generous and versatile living accommodation to include; living room with wood burner enjoying valley views, spacious kitchen/diner with access to the master bedroom ensuite, utility room and the conservatory which benefits from underfloor heating and views over the garden. Concluding the accommodation is a family bathroom, additional shower room/WC, and four further double bedrooms. Outside there is a sweeping block driveway with parking for several vehicles on the drive and also upon the drive entrance, if required. There is a double garage with electric door and a mezzanine storage floor and fabulous elevated rear garden with substantial block-built garden studio/home office with far-reaching valley views. The property has been adapted to provide an annexe in previous years. This really is a fantastic opportunity to purchase a property in a highly sought after coastal location just minutes from our North coastal blue flag beaches.

## LOCATION

Perrancombe is a pretty hamlet of period and high quality modern homes within a sheltered valley setting to the south of Perranporth, well away from the centre of the town, yet within walking distance of its facilities and the stunning beach.

The coastal resort of Perranporth is a popular family holiday destination. Perran beach extends northeast of the town for some two miles to Ligger Point and faces west the Atlantic Ocean and is a popular surfing location. The beach has lifeguard patrols from May-September and benefits from a wealth of natural features including arches and cliff stacks. Behind the beach is an area of extensive sand dunes known as Penhale Sands.

## FEATURES

- FIVE DOUBLE BEDROOM executive detached bungalow
- WALKING DISTANCE to BEACH, shops and amenities
- 0.5 Acres of beautiful gardens
- STUNNING wooded and valley VIEWS
- THREE bathrooms (master ensuite)
- DOUBLE GARAGE and DETACHED studio/workshop
- Sweeping DRIVEWAY for multiple cars
- Kitchen diner, conservatory, lounge with WOODBURNER
- COUNCIL BAND - F
- EPC - D



## ROOM DESCRIPTIONS

### FRONT APPROACH

Raised entrance sun terrace with fantastic valley views. Sheltered walkway with wood front door opening to:

### ENTRANCE HALL

Laminate wood-effect floors and oak doors to all rooms. Radiator. Two loft hatches.

### LIVING ROOM

21' 3" x 12' 11" (6.48m x 3.94m) Spacious light and airy room with double glazed sliding patio doors to front raised balcony garden terrace with views. Feature brick wall with recessed wood burning stove. Glazed double doors to:

### KITCHEN/DINER

26' 6" x 9' 10" (8.08m x 3.00m) Generous kitchen dining space fitted with a range of wall and base cupboard units with tiled worktops and splashbacks, tiled flooring, inset porcelain sink with drainer, space for range-style double-oven with hobs and extractor hood over. Double glazed window to rear garden aspect, glazed door to UTILITY. Door to master bedroom. Radiator. Opening to conservatory.

### UTILITY

7' 6" x 3' 1" (2.29m x 0.94m) Double glazed window. Space for ridge freezer.

### CONSERVATORY

16' 1" x 7' 11" (4.90m x 2.41m) Continuation of tiled flooring. Underfloor heating. Double glazed sliding door to external patio.

### BEDROOM ONE

17' 0" x 10' 0" (5.18m x 3.05m) Double glazed window to front aspect with views. Radiator. Door:

### ENSUITE SHOWER

White suite comprising wash hand basin in vanity unit. Walk-in shower cubicle with mains shower, low level WC. Heated chrome towel rail. Tiled floor and walls.

### BEDROOM TWO

12' 10" x 9' 10" (3.91m x 3.00m) Double glazed window to rear aspect with views over garden. Radiator.

### BEDROOM THREE

10' 10" x 10' 5" (3.30m x 3.17m) Double glazed window to front aspect with views. Radiator.

### BEDROOM FOUR

10' 7" x 9' 7" (3.23m x 2.92m) Double glazed window to rear aspect with garden views. Radiator.

### BEDROOM FIVE

10' 7" x 9' 7" (3.23m x 2.92m) Double glazed window to rear aspect with garden views. Radiator.



### SHOWER/WC

White suite comprising large walk-in double shower cubicle with mains shower. Wash basin. Low level WC. Tiled floor. Radiator. Double glazed velux window. LED spots.

### BATHROOM

Double glazed window to front aspect with views. White suite comprising panelled bath tub, wall-mounted wash basin, Victorian-style high level WC. Cupboard housing new pressurised hot water cylinder. Heated towel rail.

### DOUBLE GARAGE

16' 8" x 15' 10" (5.08m x 4.83m) Spacious garage with mezzanine storage area. Electric up and over door. Light and power. CEILING HEIGHT: 11'2"

### GARDEN STUDIO/HOME OFFICE

20' 6" x 9' 7" (6.25m x 2.92m) Double glazed French doors. Three double glazed windows with views over rear garden and valley. Three wall-mounted electric panel heaters. Insulated. Fiber glass roof. Block built on block foundations. Connection for water.

### EXTERIOR

The property occupies a desirable elevated position in the sought-after Perrancoombe Valley, near Perranporth. To the front there is a sweeping block built driveway with parking space for multiple vehicles. There is an attractive front garden, laid mainly to lawn, with small pond and a range of well-developed trees and border shrubs. To the rear there is a very generously proportioned beautiful, enclosed garden, with purpose-built garden studio/home office and two storage sheds. Fantastic elevated wooded views.

### AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains metered water, mains drainage, oil tank, broadband/telephone subject to tariffs and regulations.





## DISCLAIMER

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## FLOORPLAN



TOTAL APPROX. FLOOR AREA 2109 SQ.FT. (195.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC

