

goundrys
PRESTIGE



Perrancoombe, Perranporth

Guide Price £825,000

www.goundrys.co.uk





About 'Cooms Lodge'

Perrancombe, Perranporth
Guide price £825,000

Found nestled within the heart of the desirable hamlet of Perrancombe, 'Cooms Lodge' is a substantial detached four-five bedroom property, offering flexible flexible accommodation.

This superb modern property has a light with a fresh aesthetic and an open plan living area. The kitchen is of a generous size and fully equipped with integrated appliances including a double oven and grill with built-in microwave and warming drawer, wine fridge, and a large pantry cupboard. There is also a breakfast bar which leads you perfectly into the dining area.

A small staircase leads to a landing area which leads to a lovely second living room with patio doors opening into the rear garden, a family bathroom, and a double bedroom. The ground floor also benefits from a laundry room and shower room, really useful additions to a family home.

The stairs rise and lead to the master bedroom with en-suite shower room and walk-in wardrobe, plus two further double bedrooms, one with a walk-in wardrobe.

The property is approached via a generous driveway providing parking for numerous cars, and leads to a double garage with electric up-and-over doors. Above the garage is an office and store room, ideal for those who work from home or desire a hobby room.

The attractive gardens wrap around the property, being laid to lawn with an array of flowers, shrubs and trees. There is also a desirable private patio area, ideal for alfresco dining.

The hamlet of Perrancombe is known for it's picturesque scenery and peaceful atmosphere. It is also home to a number of historic buildings which include the Perrancombe Manor House dating back to the 16th century.

Within five minutes walk is the village of Perranporth which offers a good range of shops, restaurants, cafes and other amenities including the glorious three-mile long beach.





INFORMATION:

Broadband: Standard or superfast - 12mbps to 34mbps download speeds

Mobile Coverage: Indoor limited, outdoor likely (Ofcom service checker)

Mains: Water and electricity. Private drainage. Oil fired central heating.

Tenure: Freehold

Council tax band: E

EPC: TBC commissioned

Kitchen/Breakfast Room

6.45m x 2.36m (21'2" x 7'9")

Dining Area

6.86m x 3.02m (22'6" x 9'11")

Living Room

4.98m x 3.05m (16'4" x 10'0")

Shower Room

2.44m x 1.17m (8'0" x 3'10")

Laundry Room

2.59m x 1.73m (8'6" x 5'8")

Landing

Bathroom

3.76m x 1.73m (12'4" x 5'8")

Lounge / 5th Bedroom

5.44m x 3.96m (17'10" x 13'0")

Bedroom

3.63m x 2.92m (11'11" x 9'7")

Ensuite

2.57m x 1.7m (8'5" x 5'7")

Walk in Wardrobe

1.68m x 1.02m (5'6" x 3'4")

Bedroom

3.81m x 2.54m (12'6" x 8'4")

Walk in Wardrobe

1.55m x 1.45m (5'1" x 4'9")

There is plumbing behind the wall giving scope for this room to be made into an en-suite if needs be.

Bedroom

3.63m x 2.97m (11'11" x 9'9")

Outside

Double Garage

6.2m x 5.49m (20'4" x 18'0")

Office

3.76m x 2.92m (12'4" x 9'7")

Storage Room

2.92m x 1.6m (9'7" x 5'3")

Garden





INFORMATION

We advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor

Consumer Protection from Unfair Trading Regulations 2008.

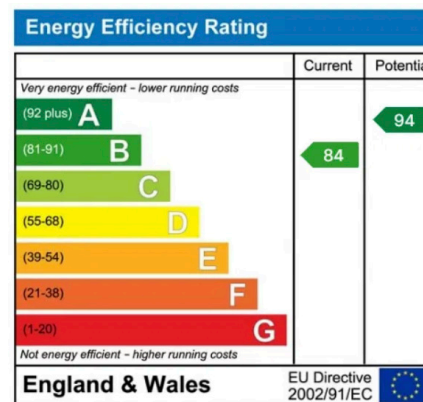
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title plan. Items shown in photographs are NOT included. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

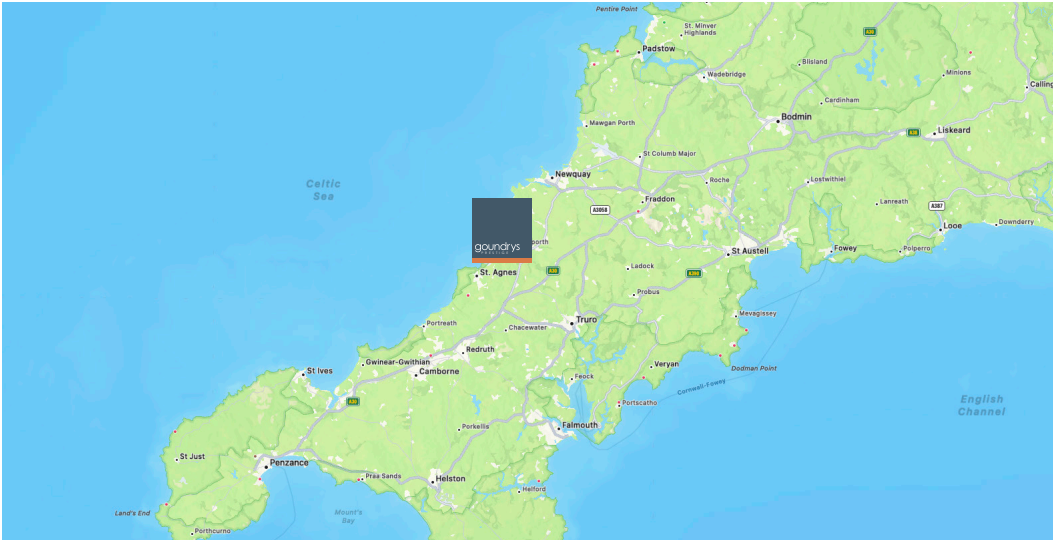
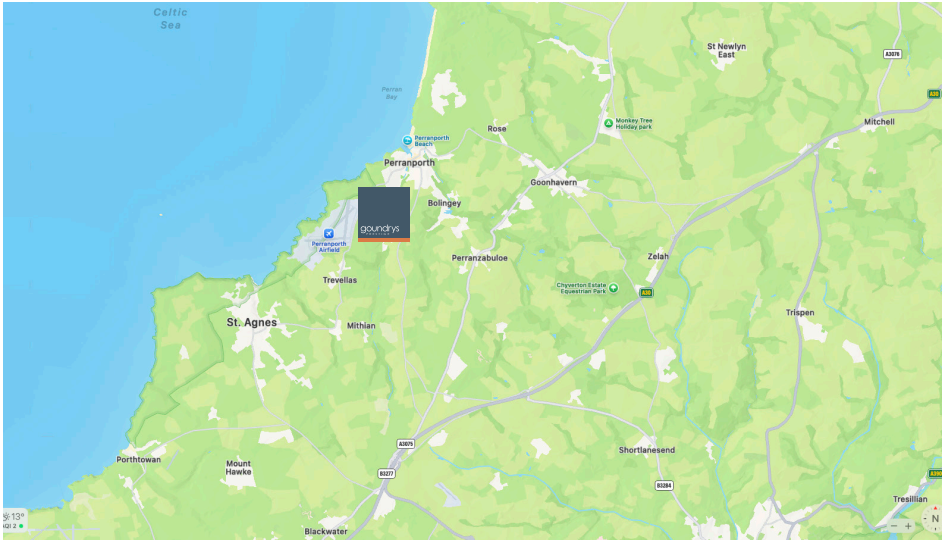
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

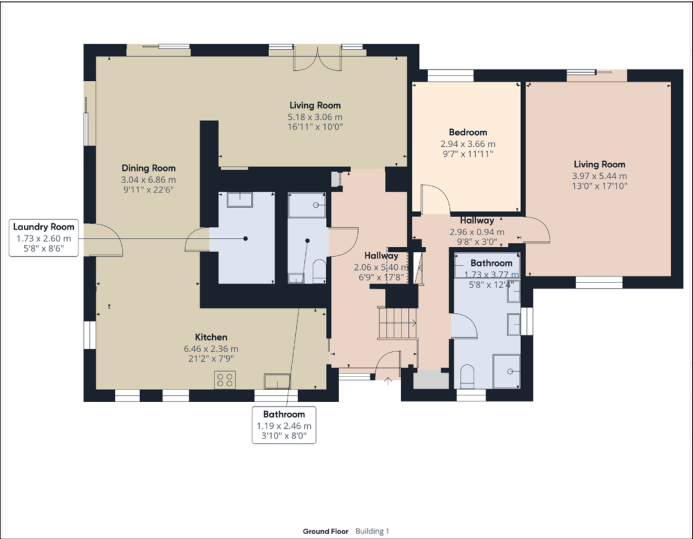
PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

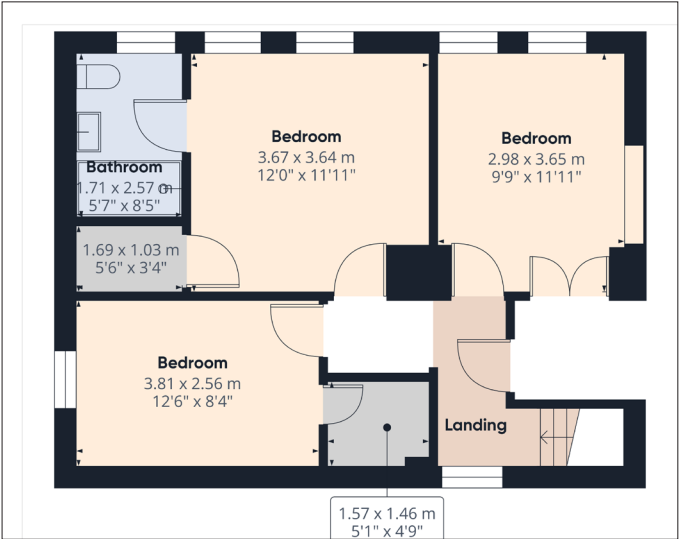




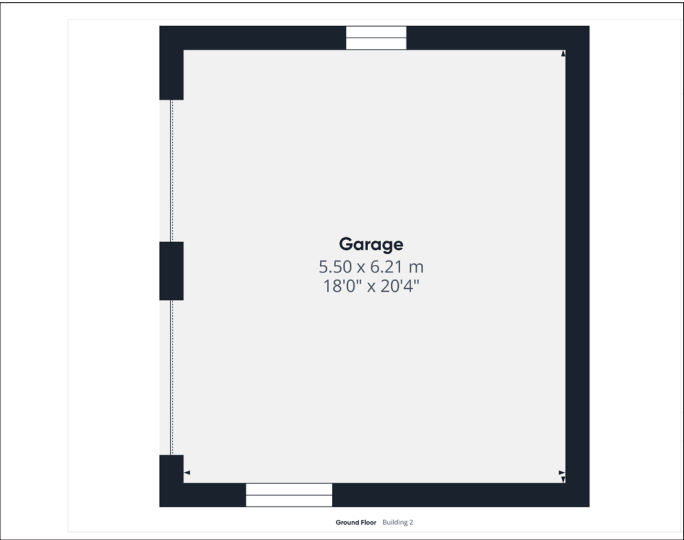
FLOOR PLANS



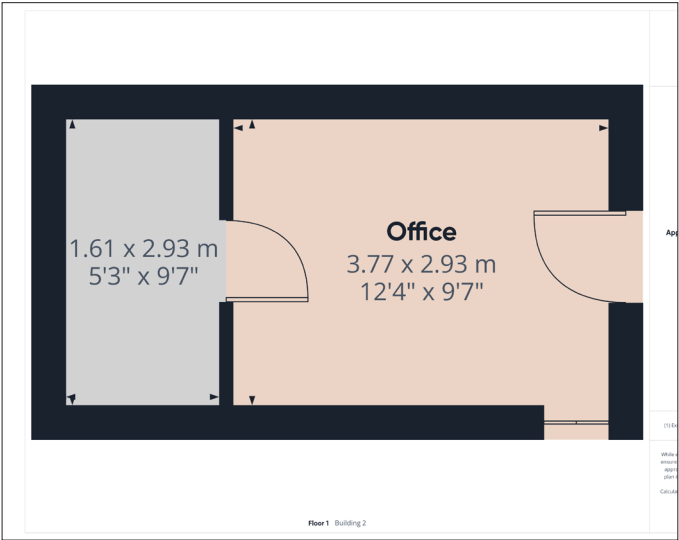
GROUND FLOOR



FIRST FLOOR



GARAGE



OFFICE

Goundrys Estate Agent
Unit E5 Threemilestone Industrial Estate
Threemilestone, TR4 9LD

01872 552560
sales@goundrys.co.uk

