



ROHRS & ROWE

Blue Bay
Somerville Road
Perranporth
TR6 0HD

- Spacious coastal residence
- Attractive sea views
- Generous kitchen/living area
- Balcony offering expansive views
- Generous master bedroom suite
- Guest bedroom en suite
- Two further bedrooms and family bathroom
- Spacious cinema room
- Cloakrooms on upper and ground floor
- Steam room
- Spacious side terrace
- Lower terrace and swim spa
- Integral garage
- Set approx 800m from Perranporth Beach
- EPC D

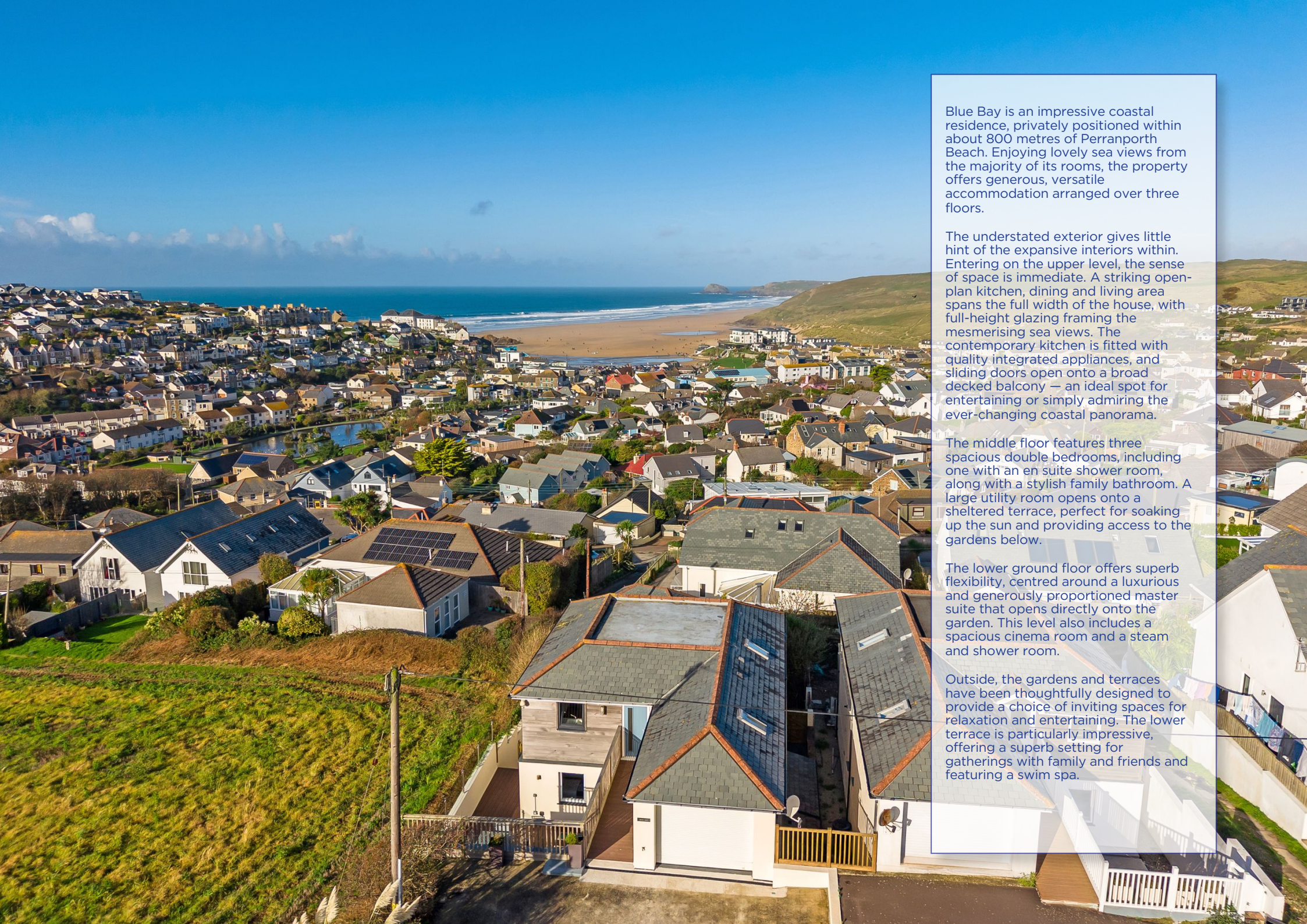


ROHRS & ROWE



A SPACIOUS COASTAL RESIDENCE OFFERING FLEXIBLE ACCOMMODATION WITH LOVELY SEAS VIEWS, FOUR BEDROOMS AND CONVENIENTLY SET TO ENJOY THE TOWN AND BEACH BEYOND





Blue Bay is an impressive coastal residence, privately positioned within about 800 metres of Perranporth Beach. Enjoying lovely sea views from the majority of its rooms, the property offers generous, versatile accommodation arranged over three floors.

The understated exterior gives little hint of the expansive interiors within. Entering on the upper level, the sense of space is immediate. A striking open-plan kitchen, dining and living area spans the full width of the house, with full-height glazing framing the mesmerising sea views. The contemporary kitchen is fitted with quality integrated appliances, and sliding doors open onto a broad decked balcony — an ideal spot for entertaining or simply admiring the ever-changing coastal panorama.

The middle floor features three spacious double bedrooms, including one with an en suite shower room, along with a stylish family bathroom. A large utility room opens onto a sheltered terrace, perfect for soaking up the sun and providing access to the gardens below.

The lower ground floor offers superb flexibility, centred around a luxurious and generously proportioned master suite that opens directly onto the garden. This level also includes a spacious cinema room and a steam and shower room.

Outside, the gardens and terraces have been thoughtfully designed to provide a choice of inviting spaces for relaxation and entertaining. The lower terrace is particularly impressive, offering a superb setting for gatherings with family and friends and featuring a swim spa.







PERRANPORTH



ST AGNES



NEWQUAY



FALMOUTH

LOCATION

Perranporth is a vibrant seaside town set on Cornwall's north coast, renowned for its stunning three-mile sandy beach, excellent surfing, and dramatic coastal scenery. Surrounded by rolling dunes and cliffside walks, including a popular golf course, the town offers a friendly community atmosphere with a great selection of cafés, pubs, and local shops. It's also just ten miles from Truro, Cornwall's cathedral city, providing convenient access to broader amenities. The town is popular with families, walkers, and water sports enthusiasts, blending perfectly coastal beauty with everyday convenience.

DISTANCES

Circa 800m to Perranporth Beach. St Agnes 4.25 Miles. Porthtowan 7.7 miles. Newquay Fistral 9.8 miles. Truro 10 miles. Newquay Airport 15.5 Miles.







Somerville Road, Perranporth, TR6 0HD

Approximate Area = 3209 sq ft / 298.1 sq m

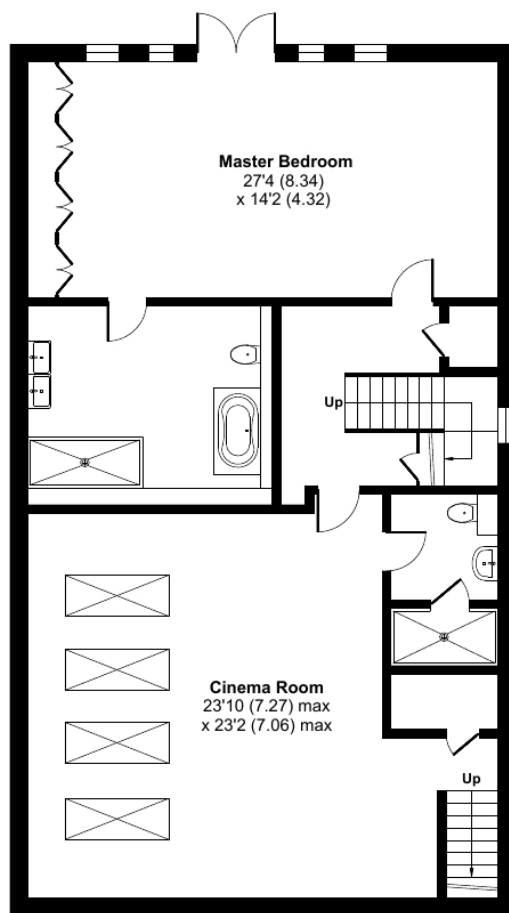
Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 223 sq ft / 20.7 sq m

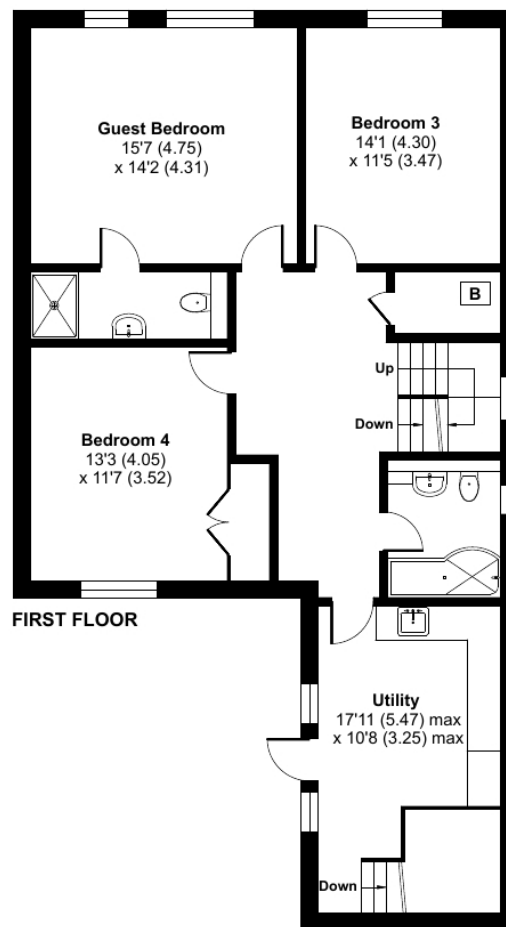
Total = 3453 sq ft / 320.7 sq m

For identification only - Not to scale

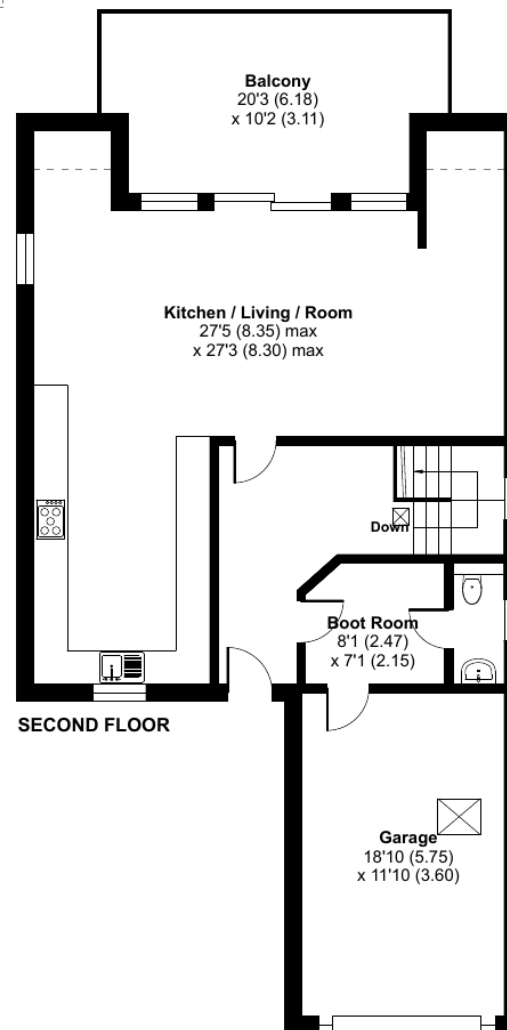
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Services: Mains water. Mains drainage. Mains Electricity. LPG Gas heating & hot water.

Directions: Travel into Perranporth heading down along Liskey Hill. passing the junction for Bolingey Road. After about 80m turn left into Somerville Road. Blue Bay will be found at the end of the lane on the right hand side.

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