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**Perrancoombe,
Perranporth**

**£325,000
Freehold**





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Property Introduction

A rare opportunity to purchase this detached older style bungalow located in the favoured Perrancoombe Valley on the outskirts of Perranporth.

Due to a positive mundic block test, the property is only suitable for cash buyers but offers an ideal opportunity for re-development on this idyllic position which abuts a natural stream.

We have been informed that Tresloe Vean was previously owned by the author Winston Graham, famed for his period drama books and dramatisation series of Poldark being based in Cornwall.

The property enjoys a great deal of privacy and certainly offers the chance to construct a brand new dwelling subject to the usual planning permissions being granted.

Location

Perrancoombe lies approximately half a mile from the village centre where there are a variety of shops and facilities such as a supermarket, junior school, doctor's surgery, bowling club, Public Houses, parks and of course the famed three mile surfing beach.

Nearby are pleasant inland and coastal walks, one in particular taking you from Bolenna through the fields to the breathtaking majestic north coast between St Agnes and Perranporth.

The cathedral city of Truro is approximately nine miles distant being the main centre in Cornwall for business and commerce while Falmouth, located on the south coast, is famed for its excellent sailing waters.

ACCOMMODATION COMPRISES

Double glazed door to:-

KITCHEN 11' 6" x 7' 11" (3.50m x 2.41m) maximum measurements

Stainless steel single drainer sink unit, range of base and wall-mounted storage cupboards, working surfaces, large cupboard with plumbing for automatic washing machine and tiled flooring.

LOUNGE/DINER 23' 4" x 11' 5" (7.11m x 3.48m) maximum measurements

Featuring a triple-aspect with Double glazed windows to the rear, front and side with French doors giving access to garden. Two night storage heaters and open fireplace.

BEDROOM ONE 11' 5" x 6' 11" (3.48m x 2.11m)

Double glazed window and night storage heater.

BEDROOM TWO 11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window and night storage heater.

INNER HALLWAY

Staircase to first floor, tiled flooring and recess with double glazed window.

SHOWER ROOM

Double glazed window, shower cubicle, close coupled WC, wash hand basin, tiled flooring and heated towel rail.

BEDROOM THREE 11' 10" x 11' 2" (3.60m x 3.40m) maximum measurements

Featuring a dual-aspect with double glazed windows and night storage heater.

FIRST FLOOR HALF-LANDING

Double glazed window and access to:-

ATTIC ROOM 15' 7" x 11' 10" (4.75m x 3.60m) maximum measurements

Double glazed window.

OUTSIDE

Pedestrian gateway with steps descending down to a gravelled path and a variety of mature trees giving access to the bungalow. The gardens are an absolute delight being sheltered and enjoying a great deal of privacy, being laid mainly to lawn with paved patio and access down to a natural stream. The plot is considered to be of a generous size and would certainly offer the opportunity for re-development and constructing a substantial dwelling.

SERVICES

Mains drainage, water and electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

DIRECTIONS

Proceeding from Perranporth, with the moat and lake on your right-hand side, proceed past the church continuing along for approximately half a mile where Tresloe Vean will be identified on the right-hand side by a 'For Sale' board. If using What3words: names.pixies.insurance

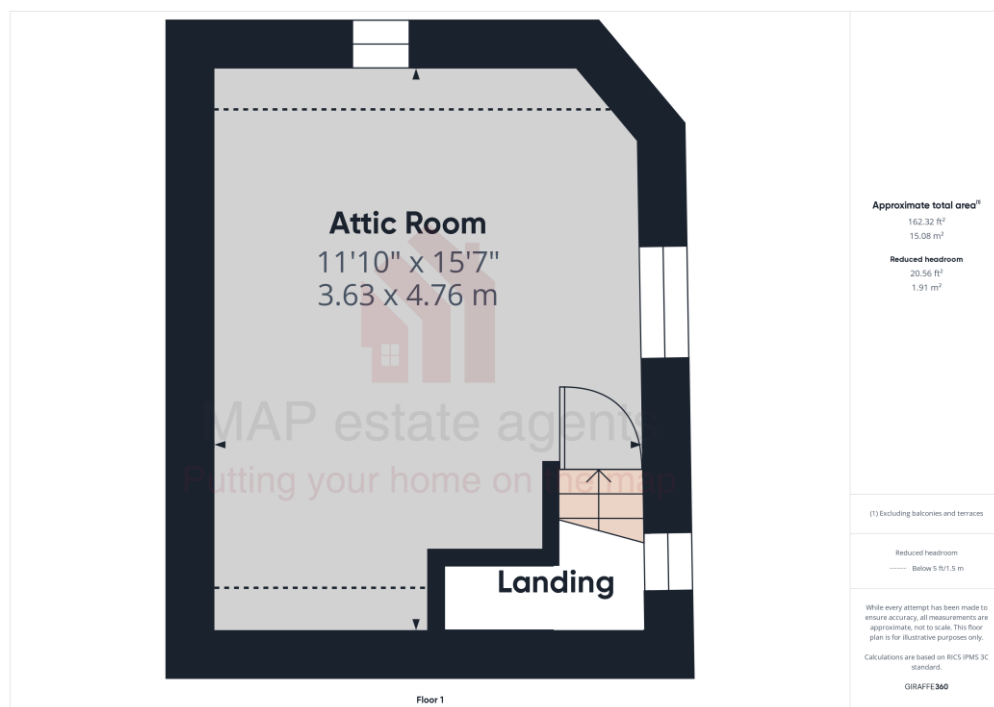


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



MAP's top reasons to view this home

- Detached older style bungalow
- Located in idyllic location within the favoured valley of Perrancombe
- Re-development opportunity
- Three bedrooms
- Large lounge/diner
- Attic room
- Generous size plot abutting stream
- Reasonable walking distance to local village communities
- Cash buyers only
- Viewing recommended



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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