

camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Camel Estate Agents is the trading name of Shilbury Limited
Registered in England and Wales No. 06608721

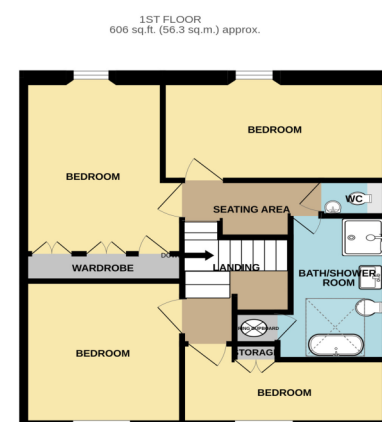
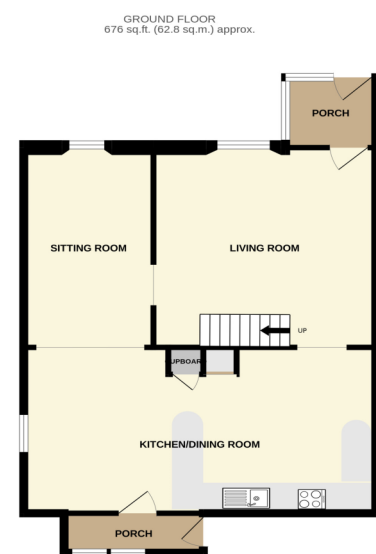
Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling



Directions:-
Sat Nav: TR6 0DX

What3Words: ///terminology.revealing.sideline

For further help with directions please contact the office on 01872 571454



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

camel H O M E S



Mellow Cottage, 6 Tywarnhayle Road

Perranporth TR6 0DX

Freehold





Mellow Cottage, 6 Tywarnhayle Road
Perranporth TR6 0DX



PROPERTY DESCRIPTION & SURROUNDING AREA

Introducing a charming 4-bedroom period cottage nestled in the picturesque coastal town of Perranporth. This delightful property offers a perfect combination of character, spacious living accommodation, and the convenience of being just a short stroll away from the sandy shores of Perranporth beach.

As you step through the front door of this period cottage, you'll immediately be captivated by its unique charm and spacious feel. The feel of the property gets better as you continue on through to the large kitchen/family room and sitting room. The kitchen is a expansive space with great array of wall and base units and makes the perfect entertaining area for guests and family alike.

To the first floor you are greeted with a pleasant landing/sitting area and off this, you have three double bedrooms and a long single bedroom. To the rear of the landing you will find the bathroom and W.C. The bathroom is a beautifully laid out room with a great feel of comfort. There is a big twin ended bath with open roof feel above due to the large skylight. There is also a good sized walk in shower.

Added benefits to the property include the front and rear gardens and sought after parking. The parking is for three cars and can be found on the driveway to the front of the property.

The true highlight of this period cottage is its fantastic location. A short walk from your doorstep will lead you to the golden sandy beaches of Perranporth. The beach is not only a place for leisurely activities as Perran offers a bowls club, football club, rugby club and much more, as well as the stunning views and invigorating coastal walks along the rugged cliffs. In addition to this, Perranporth boasts a vibrant town centre with a range of amenities, including charming shops, cosy cafes, and excellent restaurants. The town is also known for its friendly community and a variety of local events and festivals throughout the year.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch/Sun Room - 5'11 x 5'2

Living Room - 14'8 x 14'7

L-Shaped Kitchen/Diner/Family Room and sitting Room - 26'9 x 23'2 x 11'0 (max measurements)

Rear Porch - 9'3 x 2'11

Landing/Sitting Area

Master Bedroom - 14'9 x 7'6

Bedroom Two - 12'10 x 10'5

Bedroom Three - 10'1 x 9'10

Bedroom Four - 13'0 x 4'10

W.C. - 4'4 x 2'7

Bath/Shower Room - 10'6 x 6'3

Gardens

The rear gardens are split two areas, an enclosed court yard on the ground floor with steps leading up to an elevated decked garden with garden shed. To the front you have a further court yard seating area that is enclosed with hedging and a lovely private area.

Parking

Parking can be found to the front of the property, on the driveway and provides parking for 3 cars.

- **STUNNING FOUR BEDROOM PERIOD COTTAGE**
- **LARGE KITCHEN/FAMILY DINING ROOM, SITTING ROOM AND LIVING ROOM**
- **IMMACULATELY PRESENTED WITH A MIX OF A PERIOD AND CONTEMPORARY FEEL THROUGHOUT**
- **AMAZING BATH/SHOWER ROOM WITH LARGE SKYLIGHT**
- **WALKING DISTANCE OF THE BEACH AND SHOPS**
- **PARKING FOR THREE CARS**
- **ENCLOSED FRONT AND REAR GARDENS**
- **SUCCESSFUL HOLIDAY LET**
- **CHAIN FREE**
- **EPC - D64**

