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H O M E S

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## 3 The Old Golf House

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Budnic Hill,  
Perranporth TR6 0AB





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Luxury two bedroomed first floor apartment, adjacent to Perranporth Gold Club, with superb far-reaching sea and coastal village views.







# 3 The Old Golf House

Budnic Hill, Perranporth, TR6 0AB



Luxury two bedroomed apartment in an exclusive residential development.



Superb elevated position with outstanding views over Perranporth golf course towards the sea and village.



Contemporary open plan living accommodation, with air-source underfloor heating.



Garage with power and lighting and generous block-paved private parking area.









Camel Homes is delighted to present to the market this luxurious two bedroomed first floor apartment, enviably situated adjacent to Perranporth Golf Club with superb far-reaching sea and coastal village views.

Offering exceptionally well-presented contemporary style living accommodation including a fabulous vaulted ceilinged open-plan living space, family bathroom, and two double bedrooms including a master with ensuite shower room/WC, the property would make both a wonderful primary residence or ideal Cornish coastal getaway.

Outside, a footpath skirting the golf course leads directly to the bustling coastal village of Perranporth with its wide range of shops, cafes and restaurants and glorious three-mile wide beach. From here you can partake in a spot of surfing or cold water swimming, follow the coast path to St Agnes or Holywell, before returning home to the property's westerly-facing balcony to watch the setting sun descend over the sea.

Forming just one of four apartments in this exclusive residential development the property further benefits from an extremely generous block-paved communal parking area and private garage with power and lighting.



Tenure: The property is leasehold with the balance of a 999 year lease from 2013 and the owner will have a share of the freehold.

Services: Mains electricity, water and drainage. Air-source underfloor heating.

Council Tax Band: D

EPC: C







# camel H O M E S

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**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

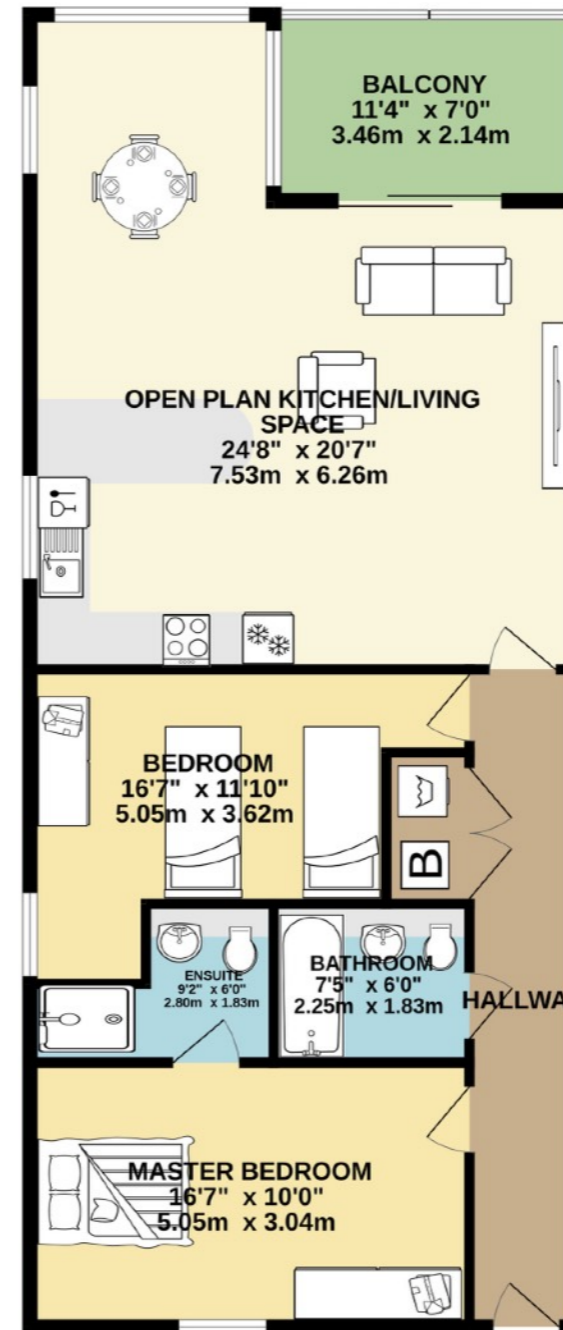
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Camel Estate Agents is the trading name of Shilbury Limited Registered in England and Wales No. 06608721

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Directors: Simon Dowling FRICS FNAEA and Tom Dowling

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GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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.

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