

camel H O M E S

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9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

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Directions:-
Sat Nav:- TR6 0JB

What3Words:- ///explorer.backs.besotted

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



TOTAL FLOOR AREA: 3382 sq.ft. (314.2 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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3, Southview

Perrancoombe TR6 0JB

Freehold

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





3, Southview
Perrancombe, TR6 0JB



PROPERTY DESCRIPTION & SURROUNDING AREA

Camel Homes are delighted to introduce this spacious multi-family living oasis nestled in the tranquil heart of Perrancombe. This expansive residence offers the perfect blend of comfort, convenience, and countryside charm.

Situated towards the end of a private lane that is shared with just three other homes, in the idyllic location of Perrancombe, residents will enjoy a peaceful retreat from the hustle and bustle of everyday life while taking in the sylvan surroundings.

This home is meticulously designed to accommodate harmonious multi-generational or multi-family living, ensuring that everyone has their own private retreat. As you step inside, the welcoming entrance lobby leads to a generously proportioned one-bedroom self-contained apartment on one side, and on the other, you'll find a convenient double garage, a ground floor bedroom or home office, and a practical utility room.

Ascending to the first floor, you'll be struck by the expansive gallery landing that provides access to both the living and sleeping quarters of the residence, as well as a potential second apartment. This area also offers ample space for seating and relaxation, adding an extra layer of comfort.

On this floor, three of the bedrooms boast en-suite bathrooms, providing a touch of luxury and convenience. There are two well-appointed kitchens, ensuring culinary needs are met with ease. A dining room with a substantial balcony invites you to dine al fresco or simply soak in the surroundings. The spacious and sunlit lounge, with its patio doors opening to the private patio gardens, provides a perfect space for gatherings and relaxation. This home truly caters to a diverse range of needs and preferences, creating an environment where everyone can thrive.

Perrancombe is known for its close-knit community and easy access to nature trails and recreational areas. As is the nearby coastal town of Perranporth and its array of local amenities, shops, eateries, sports and social clubs and the famous three miles of beautiful sandy beach.

GROUND FLOOR

- Entrance Lobby - 10'5" x 9'3"
- Inner Hallway - 11'3" x 3'8"
- Ground Floor Bedroom/Office - 10'2" x 9'3"
- Utility Room - 11'5" x 7'3"
- Double Garage - 22'7" x 16'11"

Self-Contained Apartment/Annexe

- Entrance Hall
- Living Room - 15'10" x 13'11"
- Kitchen - 11'5" x 8'2"
- Bedroom - 11'8" x 10'3"
- Shower Room - 8'5" x 5'0"

FIRST FLOOR

- Gallery Landing - 18'5" x 10'3"
- Kitchen/Breakfast Room - 14'7" x 11'4"
- Dining Room - 14'7" x 14'3"
- Balcony -
- Lounge - 23'11" x 19'10"
- Master Bedroom - 15'7" x 13'9"
- En-Suite Shower Room - 8'0" x 5'3"
- Bedroom - 11'6" x 11'5"
- En-Suite Bathroom - 7'10" x 5'5"
- Shower Room - 9'1" x 4'1"

Further Accommodation./Potential Second Apartment

- Inner Hallway -
- Bedroom - 13'0" x 10'11"
- En-Suite Shower Room - 7'5" x 3'9"
- Kitchen - 12'6" x 5'9"
- Bedroom/Reception Room - 15'1" x 13'0"

GARDENS

On the side and rear of the property, you'll find expansive lawned gardens that, thanks to the elevated position, provide a breathtaking rural outlook. Should anyone desire outbuildings or a home office separate from their living space, there is abundant room available on either the side or upper portions of the gardens.

Step directly from the lounge into a generous, enclosed patio seating area. This thoughtfully designed space offers both shelter and seclusion.

- **A SUBSTANTIAL FAMILY HOME PERFECT FOR MULTI-FAMILY LIVING**
- **A GROUND FLOOR ONE BEDROOM SELF-CONTAINED APARTMENT/ANNEXE**
- **FIVE FURTHER DOUBLE BEDROOMS**
- **PEACEFUL RURAL SETTING SURROUNDED BY TREES**
- **PRIVATE LANE SHARED WITH JUST THREE NEIGHBOURS**
- **LARGE SIDE AND REAR GARDENS**
- **INTERNAL VIEWING STRONGLY RECCOMENDED**
- **DOUBLE GARAGE AND LARGE DRIVEWAY PARKING**
- **COUNCIL TAX BAND - G**
- **EPC - D61**

