



camel
H O M E S

Leatside

Mill Road, Bolingey
Perranporth TR6 0AP



Leatside

Beautifully presented two bedroomed detached bungalow, with separate cabin/studio, in the charming rural hamlet of Bolingey, near Perranporth.



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Mill Road, Bolingey, Perranporth
TR6 0AP



Recently completed, high-specification,
two bedroomed detached bungalow.



Immaculately-presented, eco-standard,
contemporary living accommodation.



Beautiful semi-rural location within a
short level walk of Perranporth village
and beach.



Easy access to the recently completed
“Saints Trail” cycle route between
Perranporth and Goonhavern.





Overview

Sitting just off Mill Road in the charming rural hamlet of Bolingey, near Perranporth, is this beautifully-realised contemporary detached bungalow. Completed in mid-2022 by the current owners, the property offers generous modern living accommodation and boasts high-quality fixtures and fittings throughout. In addition to the principal living accommodation there is a superb detached cabin-style garden building, currently arranged as a craft room/studio, though suitable for use as ancillary self-contained accommodation, subject to the appropriate permissions. The property occupies an attractive leatside position, with ample off-road parking and generous low-maintenance rear gardens fringed by well-established trees and shrubs. The coastal village of Perranporth is within a short-level walk and can now also be accessed via the recently-completed 'Saints Trail' cycle route.

The Property

From the large front driveway/parking area an Italian porcelain slabbed pathway leads to the composite side main entrance door. An inner hallway with built-in cloak storage and airing cupboard provides access to the property's two well-proportioned double bedrooms, including the plush master ensuite, and luxurious shower room/WC. At the heart of the property is the beautifully light and spacious open plan kitchen/diner with vaulted-ceiling and double patio doors to the rear garden. The kitchen boasts a good range of quality integrated appliances and finishes including leather finish black granite work surfaces, central island and bespoke fitted seating. Glazed double doors lead to a cosy private lounge, also with a vaulted ceiling and French patio doors to the rear.

Gardens, Grounds & Outbuildings

To the front of the property a large tarmacked driveway provides off-road parking space for approximately 4/5 vehicles. A stone slabbed pathway



extends around the perimeter of the bungalow, fringed by low stone walls, reclaimed timber railway sleepers and wooden fencing. At the rear is an attractive enclosed garden with elevated patio, timber pergola and stone steps leading to an additional paved seating area. The detached timber cabin, with electric and plumbing connections, sits towards the rear boundary.

Situation

The property is situated within comfortable walking distance of the coastal village of Perranporth, with its good range of shops, amenities and famous three-mile long surfing beach, whilst Bolingey itself boasts the charming seventeenth-century Bolingey Inn and

Black Flag Brewery as well as numerous country footpaths and the newly-completed cycle trail linking the hamlet to Perranporth and the nearby village of Goonhavern.

Other Information

Tenure: Freehold; Services: Mains electricity, water and drainage. Air-source underfloor heating. Council Tax Band: D; EPC: B - 87



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.

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GROUND FLOOR
1440 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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