

camel H O M E S

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Cornwall

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Directions:-
Sat Nav: TR6 0JB

what3words: ///interests.materials.managed

For further help with directions, please feel free to contact the Perranporth office.



BASEMENT
350 sq.ft. (32.5 sq.m.) approx.

GROUND FLOOR
1710 sq.ft. (159.4 sq.m.) approx.

TOTAL FLOOR AREA: 2065 sq.ft. (191.9 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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Thistledown, Perrancoombe,
Perranporth, 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





Thistledown, Perrancoombe,
Perranporth TR6 0JB



PROPERTY DESCRIPTION & LOCATION

Nestled in the picturesque Perrancoombe Valley, this captivating four-bedroom detached bungalow stands proudly on a generous plot, accompanied by a double garage and a captivating rural panorama that extends over the meticulously landscaped gardens and the adjacent stream.

Inside, the property unfolds gracefully from a spacious hallway, offering a seamless flow throughout. The accommodation comprises four bedrooms, one of which currently serves as an additional dining room, alongside a modern bathroom and a shower room. The living spaces are generously appointed, featuring a large extended living room with an adjoining sitting room that provides a scenic view of the gardens. The heart of the home lies in the well-fitted kitchen/diner, offering both practicality and style.

The property boasts modern conveniences, with double glazing and oil-fired central heating ensuring comfort throughout. Adding to its appeal is a cellar beneath the property, providing extra storage space. An additional highlight is the garden room/utility room, a versatile space that could effortlessly be transformed into a welcoming guest room.

Situated in the sought-after hamlet of Perrancoombe, on the outskirts of the coastal town of Perranporth, this residence not only enjoys proximity to the renowned three-mile stretch of golden sand and breathtaking coastal walks but also offers convenient access to everyday amenities. Perranporth itself is a bustling hub with shops, coffee shops, supermarkets, pubs, restaurants, and recreational facilities including football, rugby, and bowls clubs. A regular bus service connects the hamlet to neighbouring villages and the capital city of Cornwall Truro.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall
30'11" x 4'7" (9.42m x 1.40m)

Shower Room
8'8" x 6'7" (2.64m x 2.01m)

Kitchen/Diner
19'9" x 11'11" (6.02m x 3.63m)

Bedroom Three/Dining Room
14'2" x 9'4" (4.32m x 2.84m)

Living Room
17'4" x 11'11" (5.28m x 3.63m)

Sitting Room
13'8" x 9'2" (4.17m x 2.79m)

Master Bedroom
13'3" x 11'11" (4.04m x 3.63m)

Family Bathroom
8'7" x 6'1" (2.62m x 1.85m)

Bedroom Two
11'11" x 10'2" (3.63m x 3.10m)

Bedroom Four
8'7" x 7'1" (2.62m x 2.16m)

Garden Room/Utility Room/Potential Guest Bedroom
13'9" x 8'8" (4.19m x 2.64m)

Double Garage
20'0" x 19'10" (6.10m x 6.05m)

Driveway/Parking
The driveway provides parking for multiple vehicles.

- **FOUR-BEDROOM DETACHED BUNGALOW**
- **LARGE LIVING AND SITTING ROOM**
- **WELL FITTED AND SPACIOUS KITCHEN/DINER**
- **DOUBLE GARAGE WITH LARGE DRIVEWAY PARKING**
- **LOCATED IN PERRANCOOMBE VALLEY**
- **GENEROUSLY POSITIONED ON A SPACIOUS PLOT**
- **OIL FIRED CENTRAL HEATING**
- **COUNCIL TAX BAND - E**
- **EPC - E**

Outside The Property

Upon approaching the property, you will be greeted by a spacious driveway, providing ample parking space for multiple vehicles, complemented by a convenient double garage. Surrounding the premises are meticulously landscaped lawned gardens and flower beds.

To the side, a pathway grants access to both the main entrance and the enchanting rear gardens. The rear gardens, boast an arrangement featuring lawned expanses, a welcoming patio area, and well planted flower and shrub beds. Descending to the end of the gardens you will find a summer house nestled beside a picturesque stream that meanders along the base.

From the patio area, there is access into the garden room/utility room, a space with tremendous potential. With a touch of renovation, it could effortlessly transform into the ideal guest room. Additionally, convenient access to the cellar and boiler room is available on the side of the house, enhancing the overall functionality of this splendid property.

