## camel

## ME

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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

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.

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



#### Directions: Sat Nav: TR6 OJB

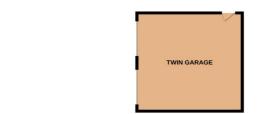
what3words: ///interests.materials.managed

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



GROUND FLOOR 1716 sq.ft. (159.4 sq.m.) approx





OTAL FLOOR AREA : 2065 sq.ft. (191.9 sq.m.) ap

## $\bigotimes$ **RICS** rightmove

# Came H O M E S



## Thistledown, Perrancoombe, Perranporth, TR6 OJB





## Freehold

## H O M E S



## Thistledown, Perrancoombe,

Perranporth TR6 OJB

### 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 wellfitted 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

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#### 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.

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