

camel HOMES

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Directions:-
Sat Nav: TR6 0ET
what3words: ///available.match.dearest
For further help with directions, please contact Camel Homes.

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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

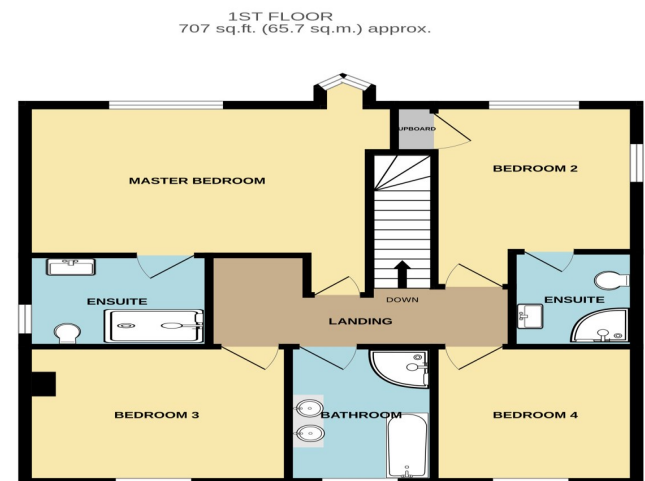
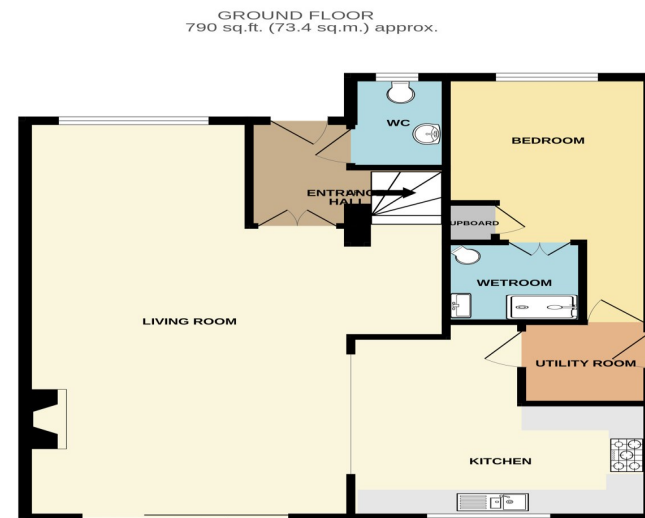
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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19a Liskey Hill,
Perranporth TR6 0ET

Freehold

£650,000

Camel Estate Agents is the trading name of Shilbury Limited
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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





19a Liskey Hill,
Perranporth, TR6 0ET



PROPERTY DESCRIPTION

This contemporary and expansive family residence is situated on Liskey Hill, Perranporth, offering an ideal location for those seeking a spacious home just a short stroll from the beach.

The property provides ample accommodation throughout. The ground floor features a large open-plan living room seamlessly connected to a well-appointed kitchen and utility area, creating an ideal space for family living. Additionally, there is a convenient cloakroom off the entrance hall, and the garage has been cleverly converted into a double bedroom with an En-suite shower room. This versatile arrangement adds the benefits of potential holiday let income or accommodation for those preferring all essential spaces on the ground floor.

The first floor boasts four additional double bedrooms, two of which include En-suite bathrooms, along with a well-appointed family bathroom.

The master bedroom and guest bedroom offer picturesque views down Liskey Hill and across to the coast. The property is thoughtfully designed with full double glazing, large patio doors leading to the gardens, and heating provided by an efficient LPG central heating system.

Situated in Perranporth, renowned for its golden sandy beaches and breathtaking coastal walks, this property is ideally located for those seeking a peaceful yet vibrant coastal lifestyle. Enjoy the convenience of local amenities, charming shops, and array of sporting and leisure facilities.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch - 7'0" x 4'5" (2.13m x 1.35m)

Cloakroom/W.C - 6'4" x 3'1" (1.93m x 0.94m)

Living Room/Diner - 14'6" (narrowing to 9'9") x 27'10" (4.42m (narrowing to 2.97m) x 8.48m)

Kitchen - 13'0" x 13'9" (narrowing to 8'0") (3.96m x 4.19m (narrowing to 2.44m))

Utility Room - 5'11" x 5'2" (1.80m x 1.57m)

Bedroom Five - 8'7" x 8'6" (plus door well and en-suite) (2.62m x 2.59m)

En-Suite - 5'5" x 5'4" (5'5" x 5'4")

Landing

Master Bedroom - 15'0" x 10'7" (4.57m x 3.23m)

En-Suite - 8'0" x 6'5" (8'0" x 6'5")

Bedroom Two - 11'6" x 9'0" (3.51m x 2.74m)

Family Bathroom - 9'6" x 6'4" (2.90m x 1.93m)

Bedroom Three - 10'9" x 8'11" (10'9" x 8'11")

En-Suite - 6'8" x 5'5" (2.03m x 1.65m)

Bedroom Four - 10'6" x 8'10" (3.20m x 2.69m)

Gardens

The residence boasts generously sized and enclosed gardens, featuring a well-defined division between a lush lawn and a paved BBQ entertainment area

Driveway Parking

The driveway offers ample parking and space to turn.

- **A LARGE FIVE DOUBLE BEDROOM DETACHED HOME**
- **SEA VIEWS**
- **GROUND FLOOR BEDROOM AND EN-SUITE SHOWER ROOM**
- **SPACIOUS LIVING ROOM/ KITCHEN/DINER**
- **GOOD SIZED, ENCLOSED GARDENS**
- **WALKING DISTANCE OF PERRANPORTH BEACH**
- **DRIVEWAY PARKING FOR FIVE CARS**
- **AVAILABLE FURNISHED**
- **COUNCIL TAX BAND - E**
- **EPC - D56**

