

# camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

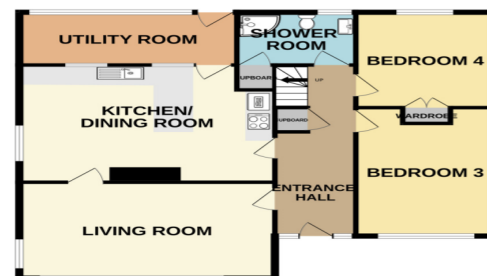
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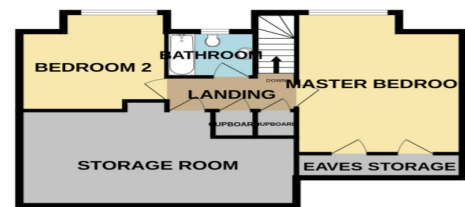


**Directions:-**  
Sat Nav: TR4 9PQ  
what3words: ///inversely.punctuate.open

GROUND FLOOR  
1307 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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Sandy Hills, Rose

Truro, Nr. Perranporth, TR4 9PQ

Freehold

£625,000

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





Sandy Hills,  
Prose, Truro, Nr. Perranporth TR4 9PQ



**PROPERTY DESCRIPTION & SURROUNDING AREA**

This impeccably presented and extended family home offers versatile living, with bedrooms and bathrooms conveniently situated on both floors.

Extended by the current owners, the property features a complete accommodation layout comprising a welcoming family/living room, a spacious kitchen/diner, a utility room, two bedrooms, and a shower room on the ground floor. Upstairs, there are two additional bedrooms, a bathroom, a generously sized walk-in storage area, and ample eaves storage.

The property is equipped with oil central heating and is fully double glazed, ensuring a comfortable living environment. This turnkey property invites you to move in and immediately embrace the idyllic rural life that the hamlet of Rose offers.

Outside, the spacious home boasts large enclosed gardens that border neighbouring farmland, along with a substantial workshop/outbuilding complementing the well-sized garage. In addition to the garage, the private driveway provides parking for 4 to 5 cars.

In addition to the charming rural surroundings of Rose, you'll discover yourself just a short drive away from the highly sought-after coastal haven of Perranporth. This lively town boasts a diverse range of everyday shops, choice of supermarkets, charming gift shops, cozy coffee shops, inviting restaurants, friendly pubs, and an array of sporting and leisure facilities. Adding to its allure are three miles of breathtaking golden sands and picturesque coastal walks. For those who prefer a leisurely stroll, the beach is accessible via the dunes and coastal path are just a short walk from the property.

Should you wish to explore further afield, the convenient proximity of the A30, Newquay, and Truro makes it effortlessly accessible by a short drive

**PROPERTY ACCOMMODATION**

Principal accommodation comprises (all dimensions are approximate):-

- Entrance Hall**  
19'11" x 5'10" (6.07m x 1.78m)
- Living Room**  
17'8" x 10'11" (5.38m x 3.33m)
- Kitchen/Diner**  
18'3" x 13'4" (5.56m x 4.06m)
- Utility Room**  
15'0" x 6'0" (15'0" x 6'0")
- Bedroom Three**  
14'7" x 9'11" (4.45m x 3.02m)
- Bedroom Four**  
10'10" x 9'11" (3.30m x 3.02m)
- Shower Room**  
8'6" x 5'6" (2.59m x 1.68m)
- Landing**  
9'9" x 2'10" (2.97m x 0.86m)
- Master Bedroom**  
13'10" x 11'10" (4.22m x 3.61m)
- Eaves Storage**  
11'10" x 2'9" (3.61m x 0.84m)
- Bedroom Two**  
11'2" x 11'2" (3.40m x 3.40m)
- Storage Room**  
20'0" x 9'5" (approx.) (6.10m x 2.87m (approx.))

**OUTSIDE OF THE PROPERTY**

**Gardens**

To the front of the property, you will find lawned gardens, while the main gardens are located at the rear, enclosed by double gates, fencing, and Cornish hedging. These gardens are laid to lawn, with flower and shrub beds, as well as fruit trees. Additionally, you can enjoy the far-reaching rural views that stretch across the neighbouring farmland.

**Garage**

16'0" x 9'0" (16'0" x 9'0")

**Workshop/Outbuilding**

26'2" x 8'6" (7.98m x 2.59m)

- **DETACHED FOUR BEDROOM HOUSE**
- **TWO BEDROOMS AND A BATH/SHOWER ROOM ON EACH FLOOR**
- **IMMACULATELY PRESENTED**
- **LARGE KITCHEN/DINING ROOM**
- **DOUBLE GLAZED**
- **OIL FIRED CENTRAL HEATING**
- **LARGE GARDENS**
- **DETACHED GARAGE AND LARGE (26'2" X 8'6") WORKSHOP**
- **RURAL SETTING WITH FAR REACHING RURAL VIEWS**
- **SHORT WALK TO THE DUNES, TAKING YOU TO PERRANPORTH BEACH**
- **CLOSE TO BUS SERVICES**
- **VIEWING STRONGLY RECOMMENDED**
- **COUNCIL TAX BAND D**
- **EPC D63**

