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## Hendrawna House

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Chapel Hill, Bolingey  
Perranporth TR6 0DQ



## Hendrawna House

Extended former mine captain's residence with integrated annexe, garage and large enclosed gardens with breathtaking rural views in the charming hamlet of Bolingey, near Perranporth.



# Hendrawna House

Chapel Hill, Bolingey, Perranporth  
TR6 0DQ



Five bedroomed period property with large enclosed gardens, integrated garage and off-road parking.



Generous and versatile family-sized living accommodation, including an optional self-contained one bedroomed annexe facility.



Large mature gardens amounting to approximately 0.3 acres with superb far-reaching rural views.



Beautiful rural hamlet setting, within comfortable walking distance of the seaside resort of Perranporth on the North Cornish Coast.





## Overview

A beautifully presented former mine captain's residence constructed in c.1860, with extended annexe facility and large enclosed gardens in the idyllic rural hamlet of Bolingey, near Perranporth. Offering generous and versatile family-sized living accommodation including a spacious living room with log burner and adjacent sun room, open-plan kitchen/diner with bi-folding patio doors and five good-sized bedrooms including a recently-refitted master ensuite. The property sits in a superb, elevated position with far-reaching rural views and within comfortable walking distance of Perranporth beach and village.

## The Property

At the rear of the property a double glazed composite door opens into a small entrance porch with cloak and boot storage and access to a central inner hallway with ground floor WC and staircase to first floor rooms. To the right of the hallway is a well-proportioned family sitting room with log burner and attractive bi-folding wooden doors to a lovely light and airy sun room. At the heart of the house is the charming country-style kitchen/diner fitted with ample natural wooden kitchen storage units, additional log burner and bi-folding doors leading to a large external sun terrace with absorbing rural valley views beyond. To the side of the kitchen is a well-appointed utility/laundry room, suitable for use as an additional kitchen for the optional annexe facility and with internal access to the integrated single garage. An attractive dual aspect room, currently arranged as a fifth bedroom but which could also serve as an additional living room/games room, completes the ground floor accommodation. Upstairs the original house comprises a large family bathroom and three good-sized bedrooms including a generous master with recently refitted ensuite bathroom. The extended annexe accommodation can be accessed via a third bedroom or separate staircase and comprises of an attractive double bedroom with adjacent shower room/WC. The spacious landing currently serves as a useful home office space.

## Gardens and Grounds

Hendrawna House occupies an elevated position just off Chapel Hill in the small hamlet of Bolingey, and is accessed via a partially shared driveway with the neighbouring property, Sentosa, At the rear of the house, there is a large



enclosed forecourt with private parking space for approximately four vehicles and access to a large integrated garage equipped with power and lighting, and with plumbing to accommodate a washing machine and tumble dryer. A gated side pathway leads to the very generous enclosed garden laid, mainly to lawn, with a range of well-established trees and shrubs and stone paved terrace from which to take in the fabulous panoramic views over the hamlet and surrounding countryside.

## Situation

Sitting approximately one mile inland from the popular coastal resort of Perranporth on the rugged north coast of Cornwall, the small hamlet of Bolingey is a perfect spot for deriving the very best out of the Cornish coastal and country lifestyle. Perranporth offers a good range of shops, restaurants, cafes and other amenities including of course it

glorious three-mile long beach, whilst Bolingey itself boasts the charming 17th Century Bolingey Inn and Black Flag Brewery as well as numerous rural footpaths and bridleways, including the recently completed "Saint's Trail" cycle route linking the hamlet to Perranporth and the nearby village of Goonhavern.

## Other Information

Tenure: Freehold;

Services: Mains electricity, water and drainage. Oil-fired central heating. Full Fibre broadband (max 1,000 Mbps).

Council Tax Band: E

EPC: E - 50.







**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.

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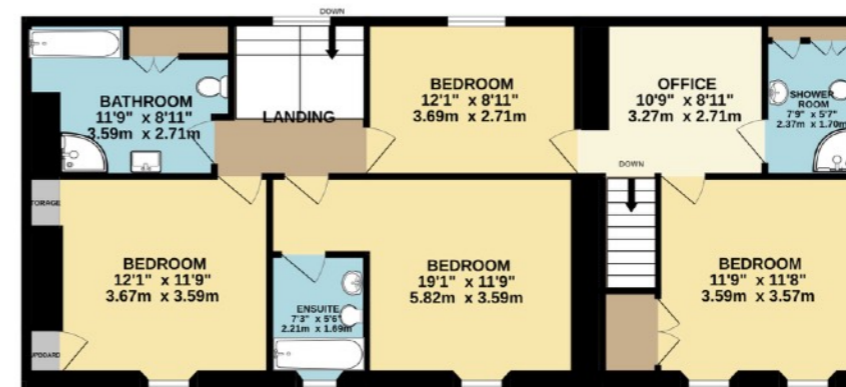
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GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 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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