

A photograph of a green wooden house with a prominent gable roof and a greenhouse attached to the front. The house is surrounded by dense, lush greenery, including bushes and trees. The sky is blue with scattered white clouds. The text 'camel HOMES' is overlaid on the right side of the image.

camel  
H O M E S

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# The Greenhouse

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Perrancoombe,  
Perranporth,  
Cornwall TR6 0JB





## The Greenhouse

A beautifully realised, bespoke-design, contemporary eco-home with detached double garage/workshop and self-contained studio apartment.







# The Greenhouse

Perrancoombe, Perranporth TR6 0JB



Bespoke design North American style  
“eco-home”.



Superb sylvan setting in the  
Perrancoombe Valley, approximately  
two miles from the coastal village of  
Perranporth



Stylish open plan living accommodation  
arranged over two floors.



Detached double garage/workshop with  
first floor studio apartment.









## Overview

Set within beautiful terraced gardens at the end of a quiet residential no-through road in the verdant Perrancoombe Valley, The Greenhouse is a truly unique bespoke-designed contemporary eco-home. Constructed by the current owners in c.2000 and incorporating a range of high-quality natural materials and finishes both inside and out, the property offers stylish open-plan living accommodation, arranged over two floors, with primary living areas oriented towards the generous southerly-facing gardens and superb rural surroundings. A large detached garage/workshop is positioned to the front of the property with a self-contained one-bedroomed studio apartment above. The property sits in a peaceful and private location surrounded by rolling fields and woodland, and is a little over one mile from the bustling coastal village of Perranporth.

## The Property

From the spacious driveway/parking area a gravelled footpath leads to a wooden staircase and elevated timber deck with views over the gardens, adjacent woodland and countryside. A screen door opens into a small entrance porch/boot room, with glazed panel roofing and main entrance door. The principal open-plan living space combines both sociability and intimacy and has been arranged to make the most of the property's southerly-facing outlook with French doors opening onto the delightful raised sun deck and the gardens and woodland beyond. Bespoke fitted shelving and a freestanding log burner ensures the space retains its comfortable, homely ambience whatever the season. The kitchen has a good range of cupboard space and useful pantry/storage, with additional white appliances and workspace offered via a separate utility/WC. A custom-made staircase leads to the first floor sitting room and work area, with vaulted ceiling and additional fitted shelving and storage. Elsewhere on the first floor, there is a well-appointed family bathroom and the dual aspect principal bedroom with walk-in wardrobe. As to be expected with a property of this kind, sustainability and energy efficiency have been prioritised throughout. The house has been highly insulated and is equipped with a large bank of solar thermal roof panels providing a sustainable source of hot water. To the side of the property three former industrial juice vats have been refashioned to serve as rainwater butts, providing ancillary water for the gardens.



## Gardens, Grounds & Outbuildings

The Greenhouse blends harmoniously into its environment, with sympathetic natural colours and materials melding seamlessly with the property's verdant, tree-lined backdrop. The gardens combine formal lawns and flowerbeds with wild areas, divided by mown pathways and low stone terrace walls. The large garage/workshop sits towards the north-western perimeter of the plot and benefits from power and lighting. A self-contained one bed studio apartment with kitchenette and shower room/WC would be suitable as overspill guest accommodation or for wider lettings purposes, subject to appropriate permissions.

## Situation

Starting towards the south-western edge of the bustling coastal village of Perranporth on the North coast of

Cornwall, the Perrancoombe valley runs for just over a mile between Perranporth and the small hamlet of Carnbargus, near St Agnes. Valued by residents, walkers and nature lovers alike for its natural beauty and tranquility, the area combines both the peace and seclusion of the country with the best of the Cornish coastal lifestyle. Perranporth itself contains a wide range of shops, restaurants and amenities and is justifiably famed for its glorious three-mile long surfing beach.

## Other Information

Tenure: Freehold; Services: Mains electricity and water. Electric heating. Photovoltaic solar roof panels providing hot water and partial electricity. Private drainage (sewage treatment facility); Council Tax Band: D; EPC: C











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

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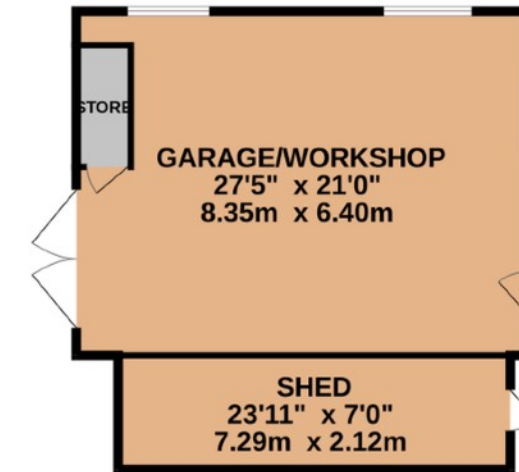
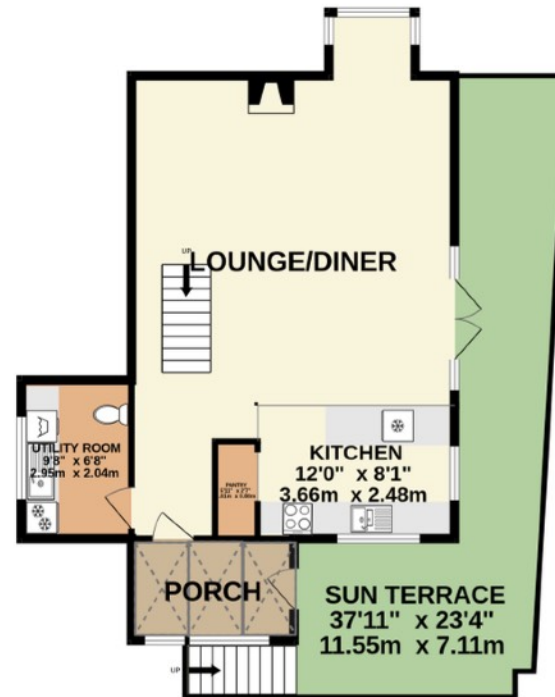
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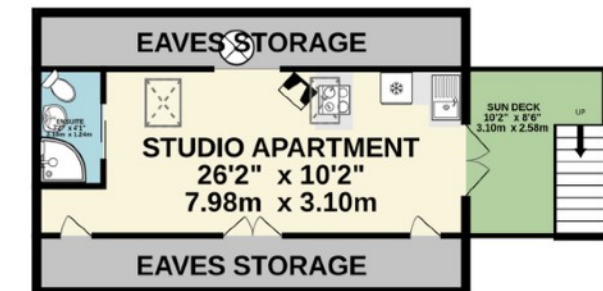
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GROUND FLOOR  
1440 sq.ft. (133.8 sq.m.) approx.



1ST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2510 sq.ft. (233.2 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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