



## 15 Bethan View St Georges Hill

Perranporth, TR6 0FB

Guide Price £595,000



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## The Property and Location

This family home, boasting four bedrooms, two reception rooms, and three bathrooms, stands out within this modern and elevated Perranporth development for its unparalleled views and expansive gardens.

Beyond its generous family living areas, this residence provides the flexibility to convert the lower floor into a fully self-contained annexe or apartment. This possibility arises from the ample space, comprising a large sitting room and two bedrooms, each featuring en-suite dressing rooms and shower rooms.

Moreover, the first floor accommodates two bedrooms and a bathroom, while the ground floor boasts a spacious open-plan living room/kitchen diner. Throughout all levels, residents are treated to breathtaking rural views over Perrancombe.

Upon arrival at the property, you are warmly welcomed by the convenience of parking space for three cars, partially shielded by a charming Cornish stone wall adorned with raised flower beds. As you venture towards the rear gardens, you'll be delighted by their expansive size. Beginning with a patio seating area and a good sized lawn, the gardens extend further downward to reveal a secluded seating area in the lower garden. Here, you can fully immerse yourself in the serene rural surroundings that this property has to offer.

## Entrance Hall

### Cloakroom/W.C

4'7" x 4'1" (1.40m x 1.24m)

### Open Plan Family Living Room/Kitchen/Diner

23'7" x 18'11" (7.19m x 5.77m)

### Lower Ground Floor

This floor lends itself perfectly to making a self contained apartment, with its private garden access and:-

### Sitting Room

23'7" x 9'8" (7.19m x 2.95m)

### Bedroom

11'10" x 8'10" (3.61m x 2.69m)

### Dressing Room

8'10" x 6'8" (2.69m x 2.03m)

### En-suite

8'10" x 5'6" (2.69m x 1.68m)

### Bedroom

10'10" x 9'9" (3.30m x 2.97m)

### Dressing Room

9'9" x 4'2" (2.97m x 1.27m)

### En-Suite

9'9" x 5'4" (2.97m x 1.63m)

## FIRST FLOOR

### Bedroom

12'11" x 12'1" (3.94m x 3.68m)

### Bedroom

12'1" x 10'4" (3.68m x 3.15m)

### Bathroom

9'3" x 6'2" (2.82m x 1.88m)

## Gardens

The gardens are considered to be of a generous size for a property of this nature. They are fully enclosed and the rural views can be enjoyed from all the levels. There is also access from to the front of the property via a side entrance and access into the lower ground floor bedroom and sitting room.

## Parking

To the front of the property you have a block paved driveway with parking for three cars.

## Directions

Sat Nav: TR6 0FB

What3words: ///reviewed.paddlers.fines

For Further help or information please contact Camel Homes.

Tel: 01872 571454

## Property Information

Age of Construction: 2014 (Assumed)  
Construction Type: Timber Frame (Assumed)  
Heating: Electric  
Electrically Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: E  
EPC: C75  
Tenure: Freehold

## Agents Notes

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

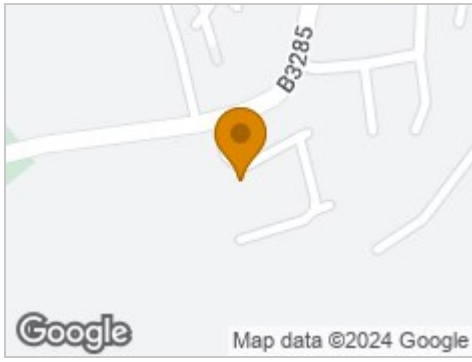
apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to 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.



## Road Map



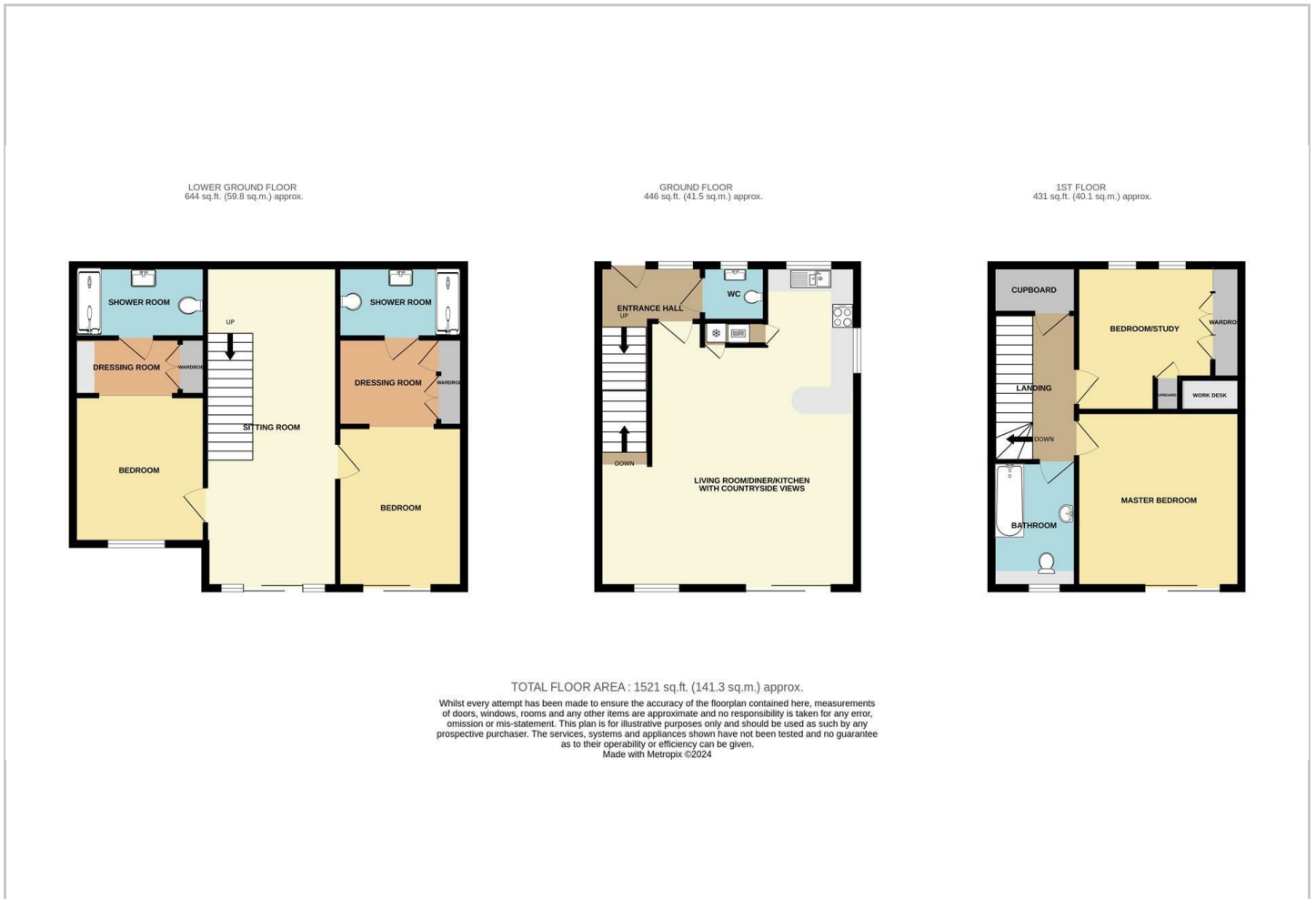
## Hybrid Map



## Terrain Map



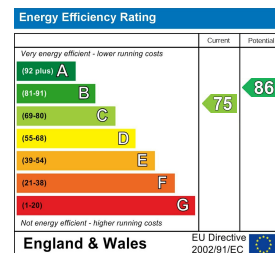
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.