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H O M E S

Trecathow

Mill Road, Bolingey,
Perranporth TR6 0AP



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Charming three bedroomed link-detached cottage with garage and parking in the beautiful rural hamlet of Bolingey, near Perranporth.



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Well-proportioned family living accommodation, with integrated garage and off-road parking.



Beautiful semi-rural location within comfortable level walking distance of Perranporth beach and village centre.



Easy access to the recently completed "Saints Trail" cycle route between Perranporth and Goonhavern.





Overview

Perfectly situated for getting the very best out of the Cornish coastal and country lifestyle, Trecathow is a charming three bedroomed link-detached cottage, with integrated garage and enclosed garden in the attractive rural hamlet of Bolingey, near Perranporth. Offering comfortable and well-presented family-sized living accommodation including a dual aspect living room with log burner, modern kitchen/diner, ground floor shower room/WC, family bathroom, two doubles and a single bedroom. Outside there is driveway parking for two to three vehicles and a good-sized low-maintenance garden to the rear. The property sits in a prominent position just off Mill Road within easy walking distance of the well-regarded village pub and recently-completed "Saints Trail" cycle route, whilst the coastal village of Perranporth with its good range of shops, restaurants and other amenities, including its glorious three mile wide beach, lies less than a mile away to the north.

The Property

From Mill Road a tarmacked driveway with parking space for two to three vehicles leads to a low stone wall and front gate with slate slabbed pathway to a small front entrance porch with cloak/boot storage. Ground floor accommodation briefly comprises of a good-sized dual aspect sitting room with log burner, well-appointed kitchen/diner with a range of modern shaker-style units, and integrated garage with adjacent utility/shower room/WC. Upstairs there are two comfortable double bedrooms, a family bathroom and additional single bedroom. Outside there is a well-proportioned low-maintenance garden to the rear enclosed by combination wooden fencing with side-gate access and natural woodland beyond.



Situation

The cottage is situated within comfortable level walking distance of the coastal village of Perranporth, with its good range of shops, amenities and famous three-mile long surfing beach. Bolingey itself boasts the well-regarded seventeenth-century Bolingey Inn and the Black Flag Brewery as well as numerous rural footpaths and the newly-completed "Saints 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. Superfast broadband available in the area.

Council Tax Band: D

EPC: D - 63.





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.

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Registered Office: 9 St Pirans Road, Perranporth, Cornwall TR6 0BH
Directors: Simon Dowling FRICS FNAEA and Tom Dowling

