



camel  
H O M E S

---

# D'accord

---

Chapel Hill, Bolingey,  
Perranporth TR6 0DQ









## D'accord

An exceptionally well-presented four bedroomed detached house with optional integrated annexe facility, situated in the charming rural hamlet of Bolingey, near Perranporth.











# D'accord

Chapel Hill, Bolingey, Perranporth  
TR6 0DQ



Immaculately presented three bedroomed detached house with integrated one bedroomed annexe.



Superb semi-rural location within comfortable walking distance of Perranporth beach and village.



Versatile contemporary-style living accommodation.



Beautiful landscaped front and rear gardens with far-reaching rural views.









Situated in a superb elevated position, surrounded by rolling hills and countryside in the charming rural hamlet of Bolingey near Perranporth on the North Coast of Cornwall is this unique four bedroomed detached house with optional self-contained one bedroomed annexe facility. Originally built in 1974, the property has been comprehensively refurbished over the last three years to produce a truly exceptional contemporary-style family home.

Offering beautifully light, spacious and versatile living accommodation throughout, including a well-appointed modern kitchen/diner with separate utility, family bathroom, and stylish first-floor living room with feature picture window providing far-reaching views over the surrounding fields and woodland valleys. Elsewhere on the first floor is the dual aspect master bedroom with double fitted wardrobes and ensuite shower room and adjacent WC. Downstairs there are two further double bedrooms as well as a spacious family bathroom, all presented - as with every room in this house - with a designer's eye for detail and congruent accents of style, theme and colour.

From the shared entrance porch one enters the elegant integrated annexe comprising of a double ensuite bedroom, modern kitchen and a wonderfully light and airy living space with full-width patio doors opening out to the southerly-facing rear garden. Currently arranged for occasional guest and extended family use the annexe would also be suitable for longer term residential or holiday lettings purposes, subject to appropriate permissions.

Outside the property is buffered by beautiful landscaped gardens to the front, side and rear with the enclosed, southerly-facing patio and lawn



at the rear further benefiting from the absorbing rural views. An attractive garden room with power and lighting provides an additional private sanctuary and would make an excellent home office or artist's studio. A tarmac driveway at the front of the property provides ample parking space for multiple vehicles.

The property is situated within comfortable walking distance of the coastal village of Perranporth, with its good range of shops, amenities and glorious three-mile long surfing beach, whilst Bolingey itself boasts the charming seventeenth-century Bolingey Inn, numerous country footpaths and the newly-completed cycle

trail linking the hamlet to Perranporth and the nearby village of Goonhavern.

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax Band: E

EPC: D - 55







**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.

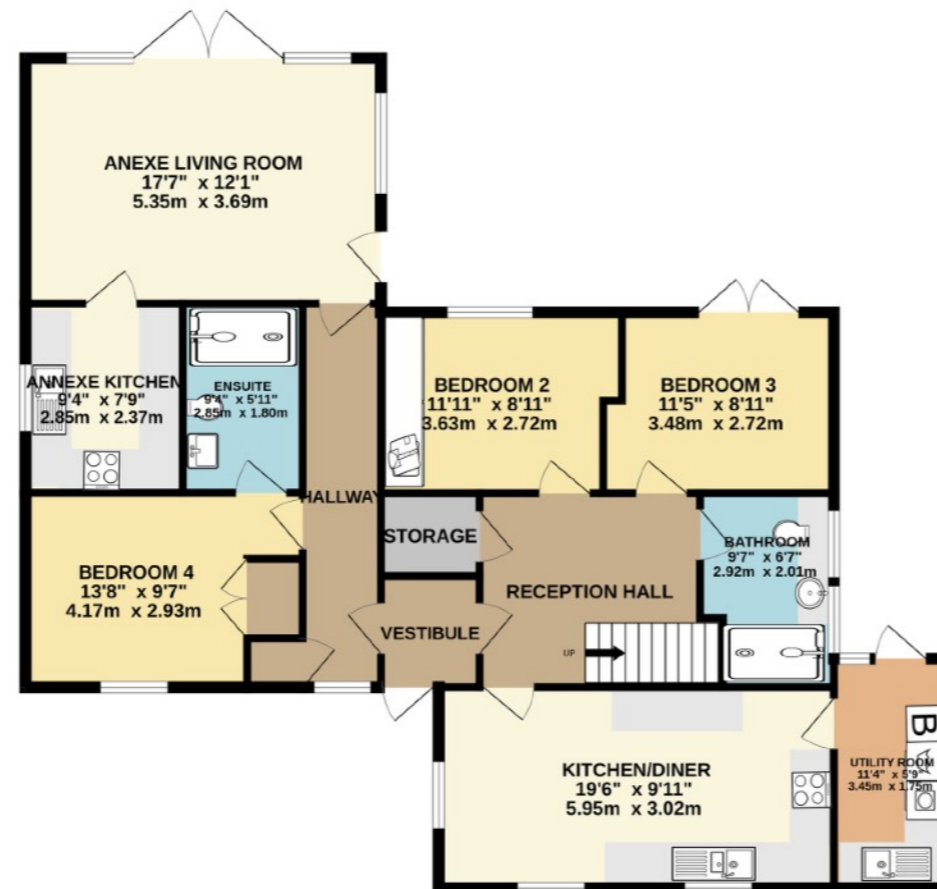
#### DATA PROTECTION ACT 2018

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.

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 Tom Dowling

GROUND FLOOR  
1217 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1833 sq.ft. (170.3 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.  
Made with Metropix ©2023

