

EST. 1999

CAMEL

COASTAL & COUNTRY

Glendale

Chapel Hill, Bolingey,
Perranporth TR6 0DQ





Glendale

A wonderfully stylish and deceptively spacious contemporary family home with breathtaking panoramic countryside views in the charming rural hamlet of Bolingey, near Perranporth.





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Chapel Hill, Bolingey, Perranporth
TR6 0DQ



Fabulous four/five bedroomed contemporary residence with optional integrated annexe facility.



Lovely rural hamlet location within comfortable walking distance of Perranporth beach and village.



Expansive and versatile living accommodation, including two large reception rooms, three bathrooms and two kitchens.



Exceptional panoramic countryside views and generous southerly-facing sun terrace.





Overview

A wonderfully stylish and deceptively spacious four/five bed roomed contemporary family home in the charming rural hamlet of Bolingey, approximately one mile inland from the coastal resort of Perranporth. Offering generous and versatile reverse-level living accommodation, including two beautifully light and open first-floor reception rooms with breathtaking panoramic countryside views, luxuriously-appointed kitchen/diner and cloakroom/WC. Downstairs there are four good-sized double bedrooms, two with ensuite shower rooms, and all with patio door access to the enclosed southerly-facing garden. Elsewhere on the ground floor you will find a large family bathroom, utility room and study/fifth bedroom. Outside there is a fabulous first floor sun terrace/external dining area from which to take in the far-reaching rural views and attractive rear gardens. The property is served by two private driveways, both with ample parking space for several vehicles, with the lower driveway also providing access to the large integrated garage/workshop.

The Property

From Chapel Hill, a private driveway leads to a gravelled parking area with steps leading to the property's main front entrance door. Stepping inside,, a vaulted entrance hall provides access to a convenient cloakroom/WC and the property's two large principal reception rooms with engineered oak-veneer flooring running throughout the entirety of the first floor. The main triple aspect living space, incorporating the open-plan kitchen and lounge/diner, has been arranged to take best advantage of the southerly-facing hillside position, with full-height picture windows and bi-folding doors leading out to the fabulous resin-bonded sun-terrace and external dining area. The German-manufactured kitchen boasts a range of premium fixtures and fittings including "slide and hide" oven doors, quartz worktops and soft-closing base cupboard and drawer units. Accessed via glazed oak double doors, the second living room has a more secluded feel, though is equally light and airy with its vaulted ceiling and two pictures windows to the rear. An attractive open-stepped wooden staircase leads from the main entrance hall to a lower ground floor hallway providing access to four good-sized double bedrooms, family bathroom, utility room and study/fifth bedroom. The original master suite and one bedroom have been adapted by the current owners to serve as a self-contained integrated annexe incorporating a private sitting/dining room, kitchenette and ensuite shower room, perfect for extended family use or as ancillary letting accommodation subject to appropriate permissions. A second side entrance door of the central hallways leads to the lower level driveway and parking area and well-proportioned integrated garage/workshop with power and lighting, electric roller door and fitted workbench.



Gardens and Grounds

Nestled into the hillside, surrounded by rolling green fields and deep wooded valleys, Glendale occupies a peaceful and secluded position just off Chapel Hill in the heart of the quiet rural hamlet of Bolingey, near Perranporth. The property is served by two separate driveways topped with slate chippings, both providing ample parking space for multiple vehicles. To the rear of the property there is a gated enclosed garden laid mainly to lawn with raised flowerbeds containing a variety of well-established plants and border shrubs.

Situation

Sitting approximately a mile inland from the popular coastal resort of Perranporth on the rugged north coast of Cornwall, the small hamlet of Bolingey offers the best of the Cornish coastal and country lifestyle. The hamlet itself boasts the charming 17th-Century Bolingey Inn, Black Flag Brewery and course fishing

lakes 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. Perranporth, meanwhile offers an excellent range of shops, restaurants, cafes and other amenities including, of course, its famous three-mile wide beach.

Other Information

Tenure: Freehold;

Construction: 2013, combined timber frame and block.

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

Council Tax Band: E

EPC: C - 71





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

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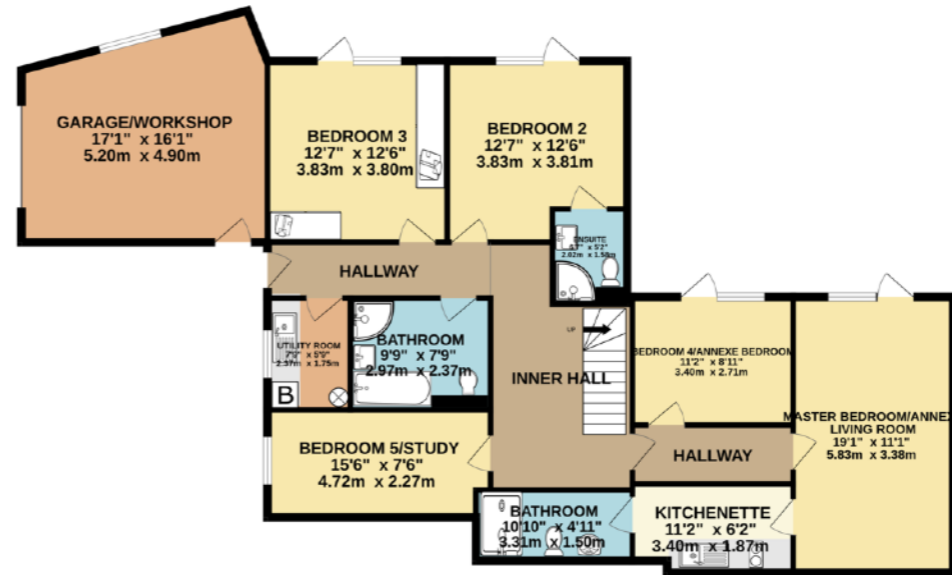
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Camel Homes is the trading name of Camel Coastal & Country in England and Wales No. 06608721

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LOWER GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.6 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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