



## Trevervorh Budnic Hill

Perranporth, TR6 0AA

Guide Price £620,000





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## The Property and Location

A versatile family home with scope for conversion to two apartments. Set at the end of a quiet, semi rural lane with stunning rural views, this light and spacious four-bedroom detached family home offers a unique living experience.

The property features reverse accommodation, with a large open-plan living/kitchen diner space and two bedrooms on each floor. Additionally, there is a family bathroom, an en-suite to the master bedroom, and a large utility room. The standout feature of this property is the separate living room with a large balcony, offering breathtaking views over the fields and Perranporth.

Outside, the home includes a twin garage, a driveway with parking for five cars, and good-sized gardens that wrap around the front, side, and rear of the property. These outdoor spaces provide multiple locations to relax and enjoy the sun.

As well as being set at the end of the quiet lane, you will also find yourself within a short walk to Perranporth beach, supermarkets, coffee shops and all the day to day amenities Perranporth has to offer. There is also a bus stop with close proximity to the lane.

Heating for the home is oil-fired, and there are also solar panels that provide heating for the water and energy for the electrics. Further enhancements to the property include full double glazing and a well-fitted, spacious kitchen.

## Entrance Hall/Utility Room

12'5 x 12'4 (3.78m x 3.76m)

## Open Plan Kitchen/Diner

22'8 x 12'5 (6.91m x 3.78m )

plus 18'3 x 6'6 (with study area)

## Living Room

17'11 x 14'11 (5.46m x 4.55m)

## Balcony

11'7 x 9'10 (3.53m x 3.00m)

With views over the adjoining field, neighbouring campsite and across Perranporth.

## Bedroom Three

12'5 x 10'5 (3.78m x 3.18m)

## Bedroom Four/Dining Room

12'5 x 10'11 (3.78m x 3.33m)

## Cloakroom

## Lower Ground Floor - Hallway

## Master Bedroom

15'10 x 12'4 (4.83m x 3.76m)

## En-Suite Shower Room

9'6 x 4'8 (2.90m x 1.42m)

## Bedroom Two

15'0 x 9'9 (4.57m x 2.97m)

## Family Bathroom

11'10 x 7'8 (3.61m x 2.34m)

## Twin Garage

20'1 x 19'8 (6.12m x 5.99m)

## Gardens

The gardens are laid out to three sides of the property and are laid to lawn at the rear with mature flower beds and a covered patio seating area. To the side you have a sheltered bbq area and to the front an additional and also sheltered seating area. The gardens really do suit full family living.

## Directions

Sat Nav: TR6 0AA

Tel: 01872 571454

What3words: ///dragonfly.baguettes.overjoyed

For further help please contact the Camel Homes office. 01872 571545

### Property Information

Age of Construction: 1980's  
Construction Type: Block (Assumed)  
Heating: Oil  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: E  
EPC: D  
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

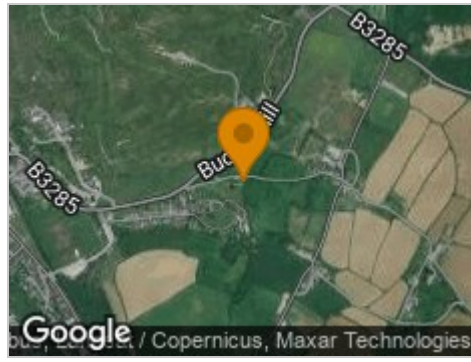
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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.



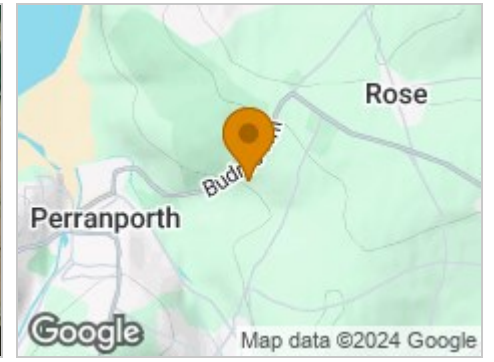
## Road Map



## Hybrid Map



## Terrain Map



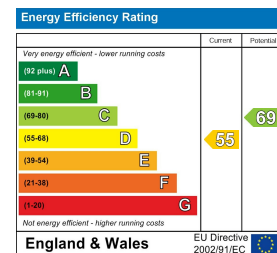
## Floor Plan



## 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.