

camel

H O M E S



2 Lamorne Close Grannys Lane, Perranporth, TR6 0HQ
Guide Price £1,200,000

THREE APARTMENTS that offer a great income or home with additional income. Two, Two Bedroom apartments and one, Three Bedroom Apartment

The Property

This is a great investment property for those wanting a home with an income or a multiple unit holiday let within a short walk of this active coastal village and Perranporth's famous beach.

The layout of the property makes it great for those wanting to have their own private accommodation as the penthouse is located on the upper level with two fully self contained apartments below. All with their own private gardens and parking spaces.

The property is presented to a very high standard and the views across Perranporth to the coast are breathtaking.

Viewing is highly recommended and the accommodation is laid out as follows:-

The Penthouse, Flat 3

This large and spacious three bedroom apartment offers stunning views that stretch out across Perranporth to Chapel Rock. With access from from a level location along with the space offered, this is very much like bungalow living.

Accommodation comprises:-

Entrance Hall

Wooden flooring in the entrance area and doors off to:-

Open Plan Living Room/Kitchen/Diner

Kitchen 19'3 x 11'7 (5.87m x 3.53m)

Living Room 23' x 13'9 (7.01m x 4.19m)

Sun Deck / Balcony 62'4"9'10" x 16'4"29'6" (19'3 x 5'9)

A spacious balcony with doors into the master bedroom and living room. Stunning coastal views out across Perranporth.

Utility Room 6'7 x 5'2 (2.01m x 1.57m)

Bathroom 8' x 7'7 (2.44m x 2.31m)

Master Bedroom 13'1 x 12'7 (3.99m x 3.84m)

Bedroom Two 12'7 x 9'6 (3.84m x 2.90m)

Bedroom Three 11'8 x 11'7 (3.56m x 3.53m)

Ground Floor, Flat 1

A light and spacious two double bedroom apartment that would make a great residential/holiday letting investment or additional family living. Accommodation comprises:-

Entrance Hall

Living Room 16'4" x 12'11" (4.99m x 3.95m)

Kitchen/Diner 14'1" x 9'2" (4.3m x 2.81m)

Bedroom Two 12'6" x 10'9" (3.83m x 3.28m)

Bedroom One 10'9" x 9'7" (3.28m x 2.94m)

Bathroom 6'4" x 5'9" (1.95m x 1.77m)

Ground Floor, Flat 2

A light and spacious two double bedroom apartment that would make a great residential/holiday letting investment or additional family living. Accommodation comprises:-

Entrance Hall

Living Room 16'4" x 12'11" (4.99m x 3.95m)

Kitchen/Diner 14'1" x 9'2" (4.3m x 2.81m)

Bedroom One 10'9" x 9'7" (3.28m x 2.94m)

Bedroom Two 12'6" x 10'9" (3.83m x 3.28m)

Bathroom 6'4" x 5'9" (1.95m x 1.77m)

Garden and Parking

Parking - The penthouse has it's own parking area to the rear of the building and can fit 4 to 5 cars. Apartments 1 and 2 have a large block paved parking area to the front where each has parking for two cars.

Gardens - The penthouse's gardens are lawned on two areas. One is currently uses as a drying area and the other has a decorative seating area with shrub beds around and a large summer house. Both the lower floor apartments have their own block paved and decked gardens with patio doors leading back into the living rooms.

The Location

Nestled along the ruggedly beautiful coastline of Cornwall, Perranporth stands as a picturesque seaside town known for its stunning natural landscapes, vibrant community, and a rich tapestry of history and culture.

One of Perranporth's most alluring features is its pristine sandy beach, stretching for miles and offering a paradise for sun-seekers, surfers, and beachcombers. Towering cliffs and dunes frame this exquisite shoreline, creating a dramatic backdrop that never fails to impress. The iconic Chapel Rock, a distinctive geological formation rising from the sands, adds an enchanting touch to the beach's scenery.

Perranporth is a playground for outdoor enthusiasts. Surfers flock here to ride the waves of the Atlantic Ocean, while hikers and nature lovers explore the South West Coast Path, which meanders through breathtaking coastal vistas.

Despite its relatively small size, Perranporth boasts a vibrant community spirit. Throughout the year, the town hosts a variety of events and festivals, celebrating everything from art and culture to food and music. The annual Tunes in the Dunes festival, held right on the beach, is a highlight for music lovers.

Perranporth offers a diverse culinary scene with restaurants, pubs, and cafes serving up delicious local and international cuisine. Don't miss the opportunity to savour fresh seafood, Cornish pasties, and traditional cream teas while enjoying ocean views from cozy eateries.

Directions

Sat. Nav. - TR6 0HQ

What3Words - ///hillsides.random.dust

If further help with directions is needed please contact us on 01872 571454

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.

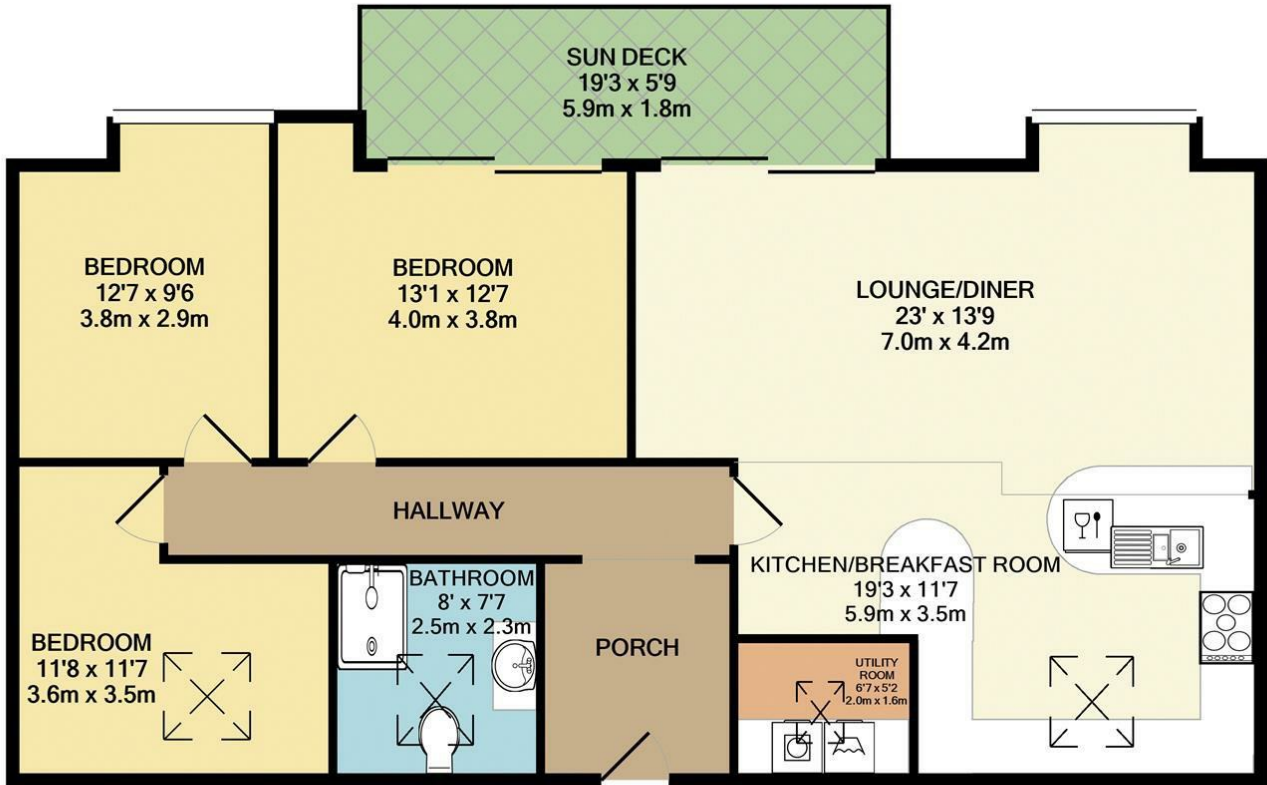
PROPERTY MISDESCRIPTIONS

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.

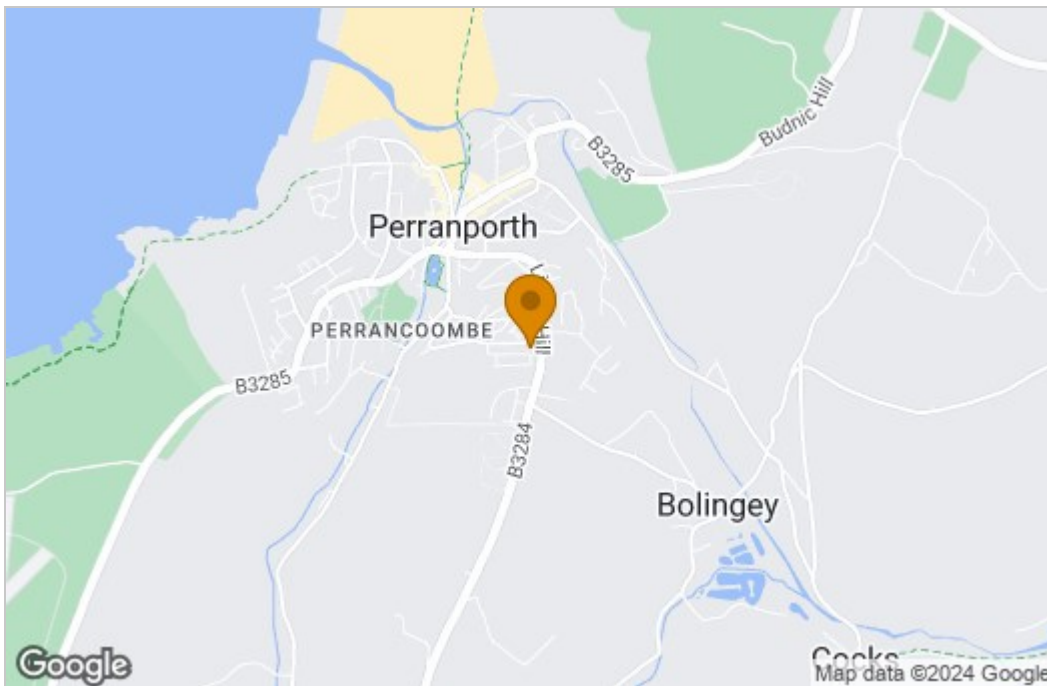
Floor Plan



TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH

Tel: 01872 571454 Email: sales@camelhomes.co.uk <https://www.camelhomes.co.uk>