



Whispering Pines 13 Bolenna Lane

Perranporth, TR6 0LB

Guide Price £875,000



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The Property

This exceptional architect-designed four/five-bedroom detached house features an integrated one-bedroom ground floor annexe, situated within a former quarry offering panoramic views over Perranporth and the surrounding countryside.

Spanning 2,584 sq. ft., the property boasts spacious and versatile living spaces, including a delightful open-plan living room/diner with a balcony overlooking the gardens, a kitchen/breakfast room, a bathroom, and four double bedrooms, two of which are en-suite.

The ground floor includes a stylish one-bedroom self-contained annexe with an open-plan kitchen/living space, a spacious double bedroom, and a family bathroom.

Surrounded by beautifully landscaped gardens that blend formal lawns with stone pathways and raised terrace seating areas, the property also features a stunning sun terrace offering panoramic views. Stone steps lead to an elevated lawned garden with expansive views over Perranporth and Perrancoombe.

The recent addition of full solar panels makes this property eco-friendly and cost-effective to run. A large driveway provides ample parking and turning space.

Located in a tranquil setting, the property offers easy access to the bustling coastal resort of Perranporth and the rural hamlet of Perrancoombe, providing the perfect balance of coastal amenities and peaceful surroundings for families seeking proximity to the coast while enjoying peace and quiet at home.

Entrance Lobby/Music Room
22'4 x 11'2 (6.81m x 3.40m)

Lounge/Diner
22'7 x 22' (6.88m x 6.71m)

Balcony

10'4 x 4'3 (3.15m x 1.30m)

Kitchen/Breakfast Room

23'7 x 12'2 (7.01m x 3.71m)

Utility Room

9'7 x 5'9 (2.92m x 1.75m)

Hallway

Master Bedroom

15'9 x 12'2 (4.80m x 3.71m)

En-Suite Bathroom

13'5 x 7'4 (4.09m x 2.24m)

Bedroom Two

12'6 x 11'2 (3.81m x 3.40m)

En-Suite Shower Room

8'7 x 4'7 (2.62m x 1.40m)

Bedroom Three

15'5 x 10'9 (4.70m x 3.28m)

Bedroom Four

15'1 x 10'9 (4.60m x 3.28m)

Family Shower Room

7'3 x 5'9 (2.21m x 1.75m)

ANNEXE

A spacious one double bedroom annexe with open plan living and a Jack n Jill en-suite bathroom. The apartment benefits from underfloor heating.

Living Room/Kitchen/Diner

22'4 x 11'7 (6.81m x 3.53m)

Bedroom Five/Annexe Bedroom

15'11 x 10'8 (4.85m x 3.25m)

En-Suite Shower Room

Tel: 01872 571454

Gardens

The beautiful gardens are laid out in differing styles in different areas of the plot. You have a lovely sun terrace where you can take in the beautiful old quarry that surrounds you. There are four lawned gardens, one of which is elevated, over looks Perranporth and Perrancoombe and is completely private. There is also a large summer house/outdoor office that could be used as additional guest accommodation.

Driveway and Parking

The driveway provides parking for numerous vehicles and also provides ample turning space.

Directions

Sat Nav: TR6 0LB

What3words: ///triangle.struts.operation

Property Information

Age of Construction: (Assumed)

Construction Type: Block (Assumed)

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains with solar heating

Sewage: Mains

Council Tax: F

EPC: E45

Tenure: Freehold

Agents Notes

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

MONEY LAUNDERING REGULATIONS

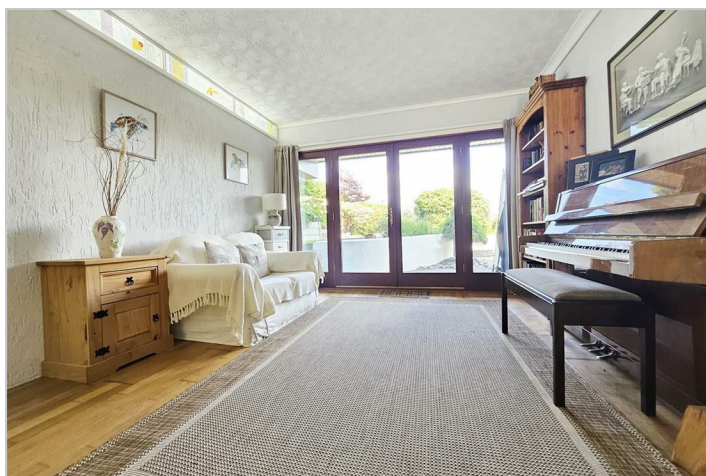
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

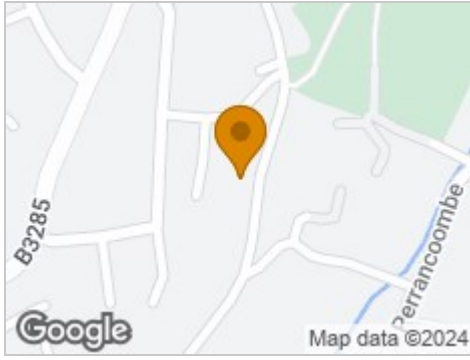
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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

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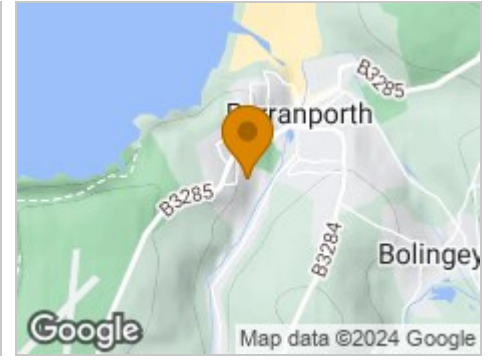
Road Map



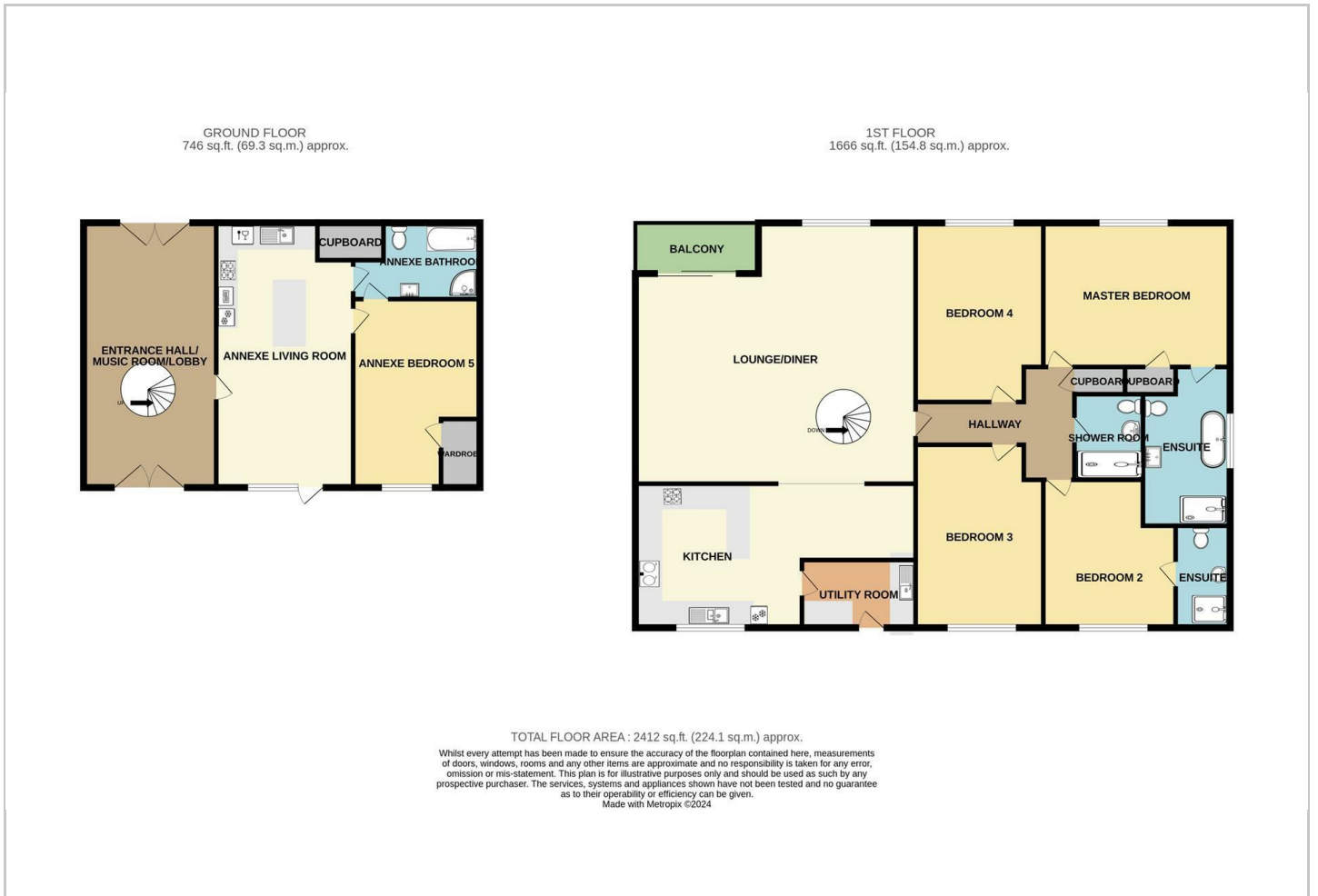
Hybrid Map



Terrain Map



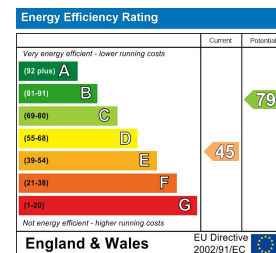
Floor Plan



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



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