

EST. 1999

CAMEL

COASTAL & COUNTRY

Penally

Hendrawna Lane,
Bolingey, Perranporth
TR6 0DF





Penally

A spacious and versatile three/four bedroomed family home with fabulous tiered gardens and far-reaching rural views in the popular rural hamlet of Bolingey, near Perranporth.





Penally

Hendrawna Lane, Bolingey, Perranporth
TR6 0DF



Versatile three/four bedroomed semi-detached family-sized house with large tiered gardens and separate garden office.



Charming rural hamlet location within comfortable walking distance of Perranporth beach and shops.



Deceptively spacious living accommodation including two good-sized reception rooms and superb vaulted conservatory with fabulous far-reaching rural views.



Attractive landscaped gardens with sun deck, hot tub, climbing wall, vegetable patch, storage sheds and covered workshop/games area.





Overview

A well-presented and deceptively spacious three/four bedroomed semi-detached house in the popular rural hamlet of Bolingey, approximately one mile inland from the bustling coastal resort of Perranporth on the North Coast of Cornwall. Offering well-proportioned and versatile family-sized living accommodation, including on the ground floor:- entrance porch/utility, L-shaped kitchen/breakfast room, generous dining room, separate sitting room with log-burner, large conservatory/sun room, bedroom and shower room/WC. Upstairs there are two good-sized additional bedrooms and a family bathroom. Outside there is a useful garden office set within lovely tiered gardens with far-reaching views over the adjacent wooded valley and fields towards Perranporth and a superb elevated sun deck with luxury jacuzzi-style hot tub. The property further benefits from private off-road parking for two vehicles and sits in a prominent position off a quiet country lane within easy walking distance of Bolingey's popular local pub and Perranporth village centre with its wide range of shops, cafes, restaurants and other amenities including its glorious three-mile wide beach.

The Property

Entering onto Hendrawna Lane from Chapel Hill an enclosed area of hardstanding provides private parking space for two vehicles with concrete steps leading to a small front garden and useful storage shed. A uPVC glazed side door opens into a light and airy entrance porch, which also serves as a utility room with purpose-built storage units and space and plumbing for a washing machine and tumble dryer. A glazed internal door leads into the well-proportioned kitchen/breakfast room with its good range of modern fixtures and fittings including a handsome range-style triple oven with five ring induction hobs, integrated dishwasher and breakfast bar. An open-plan inner hallway leads to the spacious central dining room with corner log burner and sliding patio doors opening into the superb vaulted conservatory/sun room with dual aspect surround windows offering fabulous far-reaching views over the adjacent wooded valley and fields towards Perranporth sand dunes in the distance. Double patio doors open onto an attractive external sun deck with inset jacuzzi hot tub, a perfect place to see out the day whatever the time of year. An additional cosy sitting room with log burner also benefits from sliding patio doors to the sun deck and could also serve as a fourth bedroom or overspill guest room. Completing the ground floor accommodation is the front bedroom and shower room/WC. Upstairs there are two further bedrooms, both with ample eaves storage space, and a well-appointed family bathroom.



Gardens, Grounds and Outbuildings

Penally occupies a prominent elevated position just off Chapel Hill in the quiet rural hamlet of Bolingey, and is surrounded by rolling countryside and deep wooded valleys. At the rear of the property is a superb (approx. 90' x 50') tiered garden, combining formal lawns, decked seating area, well-stocked vegetable patch with a wide range of mature trees and shrubs including a monkey puzzle, camellias, azaleas and several flowering fruit trees. Towards the north east corner a purpose-built garden office offers a wonderfully secluded sylvan work space or retreat.

Situation

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

popular 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 exceptional three-mile wide beach.

Other Information

Tenure: Freehold;

Construction: c.1920s. Traditional block.

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

Council Tax Band: C

EPC: tbc





EST. 1999

CAMEL

COASTAL & COUNTRY

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel: 01872 571454

Email: sales@camelhomes.co.uk

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.

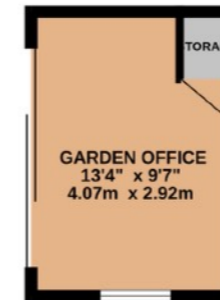
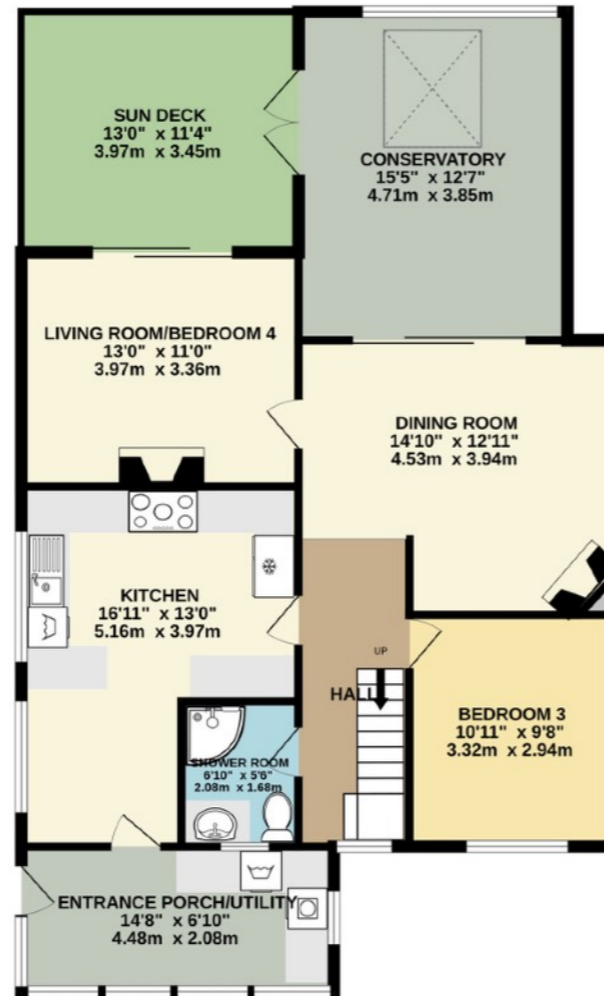
DATA PROTECTION ACT 2018

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.

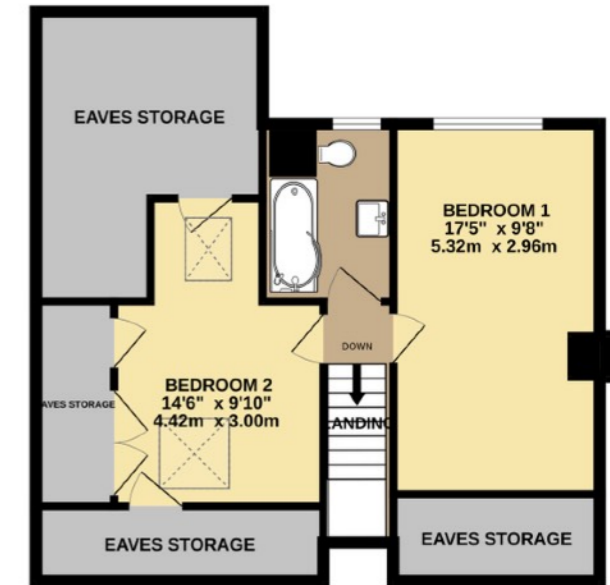
Camel Homes is the trading name of Camel Coastal & Country in England and Wales
No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall TR6 0BH
Directors: Simon Dowling FRICS FNAEA and Tom Dowling

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.9 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 ©2024

