



Windsor Cottage

Perrancoombe, Perranporth, TR6 0JB

Guide Price £625,000



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Located in the rural hamlet of Perrancoombe, this charming four-bedroom, two-reception room cottage offers a wonderful opportunity to create a perfect character Cornish family home. Currently in need of updating, the property has immense potential.

The cottage's accommodation includes a snug living room with a wood burner, an open-plan kitchen/diner/family room with a range-style stove, a front porch, a rear sunroom, two bedrooms on the ground floor, and on the first floor, two additional bedrooms, an office with large eaves storage, and a family shower room.

Outside, the property features rear gardens that are laid to lawn with fruit trees and flower beds, as well as driveway parking for three vehicles.

The property is available on a chain-free basis, and viewing is strongly recommended to appreciate the peace and tranquillity on offer.

Perrancoombe is a small hamlet just a mile outside the centre of Perranporth, the ever-popular coastal town that offers more than just three miles of golden sandy beach. There is an array of day-to-day shops, restaurants, coffee shops, gift shops, and public houses. For sports lovers and fitness enthusiasts, there is also a wide choice of facilities, including a football club, rugby club, tennis club, golf club, and lawn bowling club, as well as the Blue Tits open water swimming group.

Entrance Porch

5'0 x 4'4 (1.52m x 1.32m)

Entrance Hall

7'2 x 4'7 (2.18m x 1.40m)

Kitchen/Living Room/Diner

18'4 x 12'5 (5.59m x 3.78m)

Sunroom

8'7 x 8'1 (2.62m x 2.46m)

Lounge

12'3 x 9'6 (3.73m x 2.90m)

Inner Hallway

18'3 x 6'1 (5.56m x 1.85m)

Bedroom Four (Ground Floor)

10'0 x 8'0 (3.05m x 2.44m)

Bedroom Three (Ground Floor)

9'11 x 9'11 (3.02m x 3.02m)

Landing

17'1 x 2'11 (5.21m x 0.89m)
plus wardrobes (Approx. 14'6 x 2'10)

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)

Office

5'10 x 5'7 (1.78m x 1.70m)

Shower Room

13'3 x 6'4 (4.04m x 1.93m)

Gardens

The gardens are all to the rear of the property and are slightly elevated from the cottage. They are laid to lawn with a selection of fruit trees, flower beds and shrubs.

Parking

There is parking to the front of the property for three cars.

Tel: 01872 571454

Directions

Sat Nav: TR6 OJB

What3words: ///////////////partly.workforce.reaction

For further help please call Camel Homes.

Property Information

Age of Construction: 1740 (Assumed)

Construction Type: Stone and block. Two walls of the extension are timber with asbestos board cladding.

Heating: Oil

Electrical Supply: Mains

Water Supply: Septic Tank

Sewage: Mains

Council Tax: E

EPC: F23

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

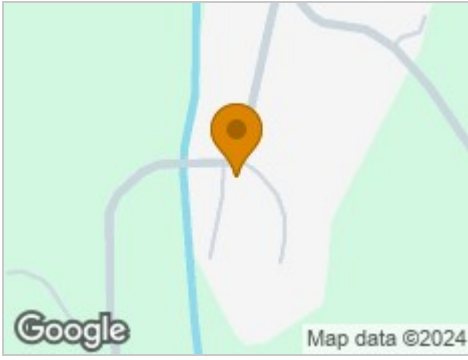
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



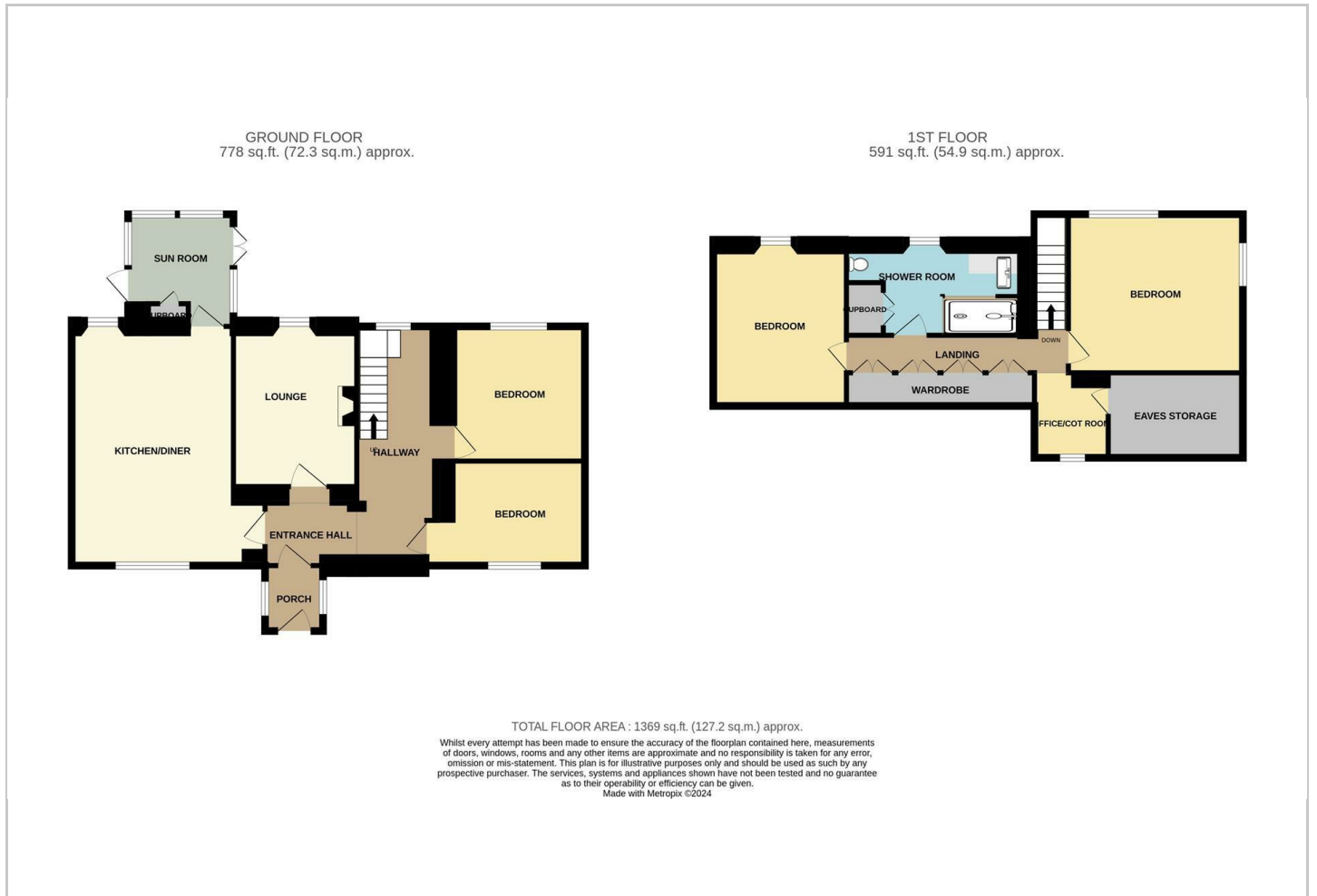
Hybrid Map



Terrain Map



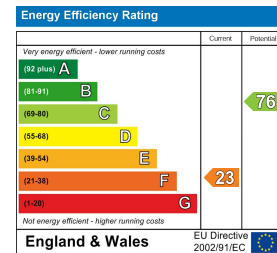
Floor Plan



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.