

EST. 1999

CAMEL

COASTAL & COUNTRY

Twin Oaks

Penwartha Road,
Bolingey, Perranporth
TR6 0DH





Twin Oaks

A substantial, recently completed, four/five bedroomed detached family home with garage, garden room and large enclosed gardens in the heart of the rural hamlet of Bolingey, near Perranporth, on the north Cornish coast.





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Substantial four/five bedroomed contemporary family residence, completed in 2023.



Generous and versatile living accommodation, including two large reception rooms, three bathrooms and additional cloakroom/WC.



Superb enclosed rear garden with illuminated porcelain slab patio, sweeping lawns and natural wildlife amenity areas.



Large block-paved driveway with space for multiple vehicles and good-sized detached single garage/workshop.





Overview

A highly impressive, recently completed, four/five bed roomed detached contemporary family residence with large block-paved private driveway, detached garage, garden room with storage area and fabulous enclosed gardens in the tranquil rural hamlet of Bolingey, near Perranporth, on the north Cornish coast. Offering substantial and versatile living accommodation including a superb open-plan kitchen and primary living space with log burner, vaulted ceiling and sliding patio doors to the enclosed rear garden; separate 20' x 15' sitting room, utility room, three bathrooms, cloakroom/WC, four double bedrooms and additional single bedroom/study. Outside, there is a beautiful enclosed garden to the rear combining a large sweeping lawn, luxurious porcelain patio, and natural reed bed pond fringed by a range of well-established trees and border shrubs. To the front, there is a large block-paved driveway with parking space for multiple vehicles and a good-sized detached garage/workshop. The property occupies a prominent position just off Penwartha Road in the heart of the lovely rural hamlet of Bolingey, within easy walking distance of the village pub and approximately one mile inland from the bustling coastal resort of Perranporth. Offered for sale with no onward chain.

The Property

From the spacious block-paved driveway a composite high-security door with fixed glazed side panels opens into an enclosed porch/boot room with adjacent cloakroom/WC. A central inner hallway with two electrically-controlled Velux skylight windows provides access to all rooms, with the majority of the bedrooms being set towards the left side of the property, including the generous master bedroom with ensuite bathroom. Three additional double bedrooms and a study/fifth bedroom are served by two further well-appointed bathrooms which also benefit from electrically-operated skylights. To the rear of the property there is a beautifully light and spacious open plan kitchen/diner and family living space with contemporary style wood-burning stove, vaulted ceiling with three skylight windows and double width sliding patio doors opening to the expansive rear patio and gardens. The attractive and well-proportioned kitchen has been finished to a high standard with white quartz work-surfaces, central island and a range of modern appliances including a five-ring induction hob, double oven, integrated dishwasher and American-style fridge/freezer. An additional good-sized family living room and well-equipped utility room completes the primary living accommodation. The property is presented in excellent condition and benefits from oil-fired central heating and uPVC double glazing throughout.

Gardens, Grounds and Outbuildings

The property sits in a prominent position just off quiet Penwartha Road in the heart of Bolingey, bordered by a traditional stone hedge to the front and combination wooden fencing and powder-



coated aluminium railings to the side. A large block paved driveway provides access to the well-proportioned single garage and parking space for up to six vehicles. Gated access to the rear can be found on both sides of the property with paved steps leading to the illuminated porcelain patio and lovely sweeping lawn. A paved pathway leads to an attractively-presented detached garden room, equipped with power and lighting, and which would be suitable for use as a home office/studio or similar incidental purposes. The garden offers a high degree of privacy and is fringed by a range of well-established trees and shrubs with charming countryside glimpses beyond.

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 combines the very best of the Cornish coastal and country lifestyle. The hamlet itself boasts the charming 17th-Century Bolingey Inn, Black Flag Brewery and popular coarse 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: 2022/'23; traditional block. Combination quartz and stained "Thermowood" exterior cladding.

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

Council Tax Band: F

EPC: B - 81





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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.

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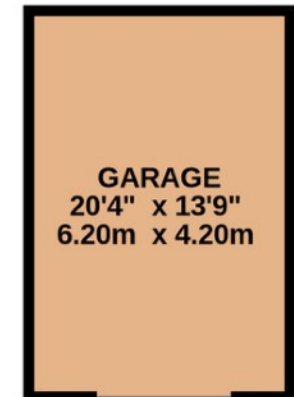
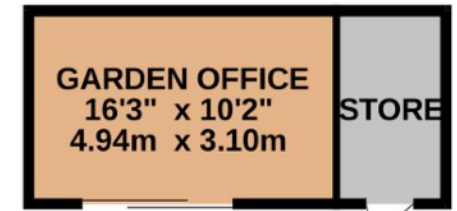
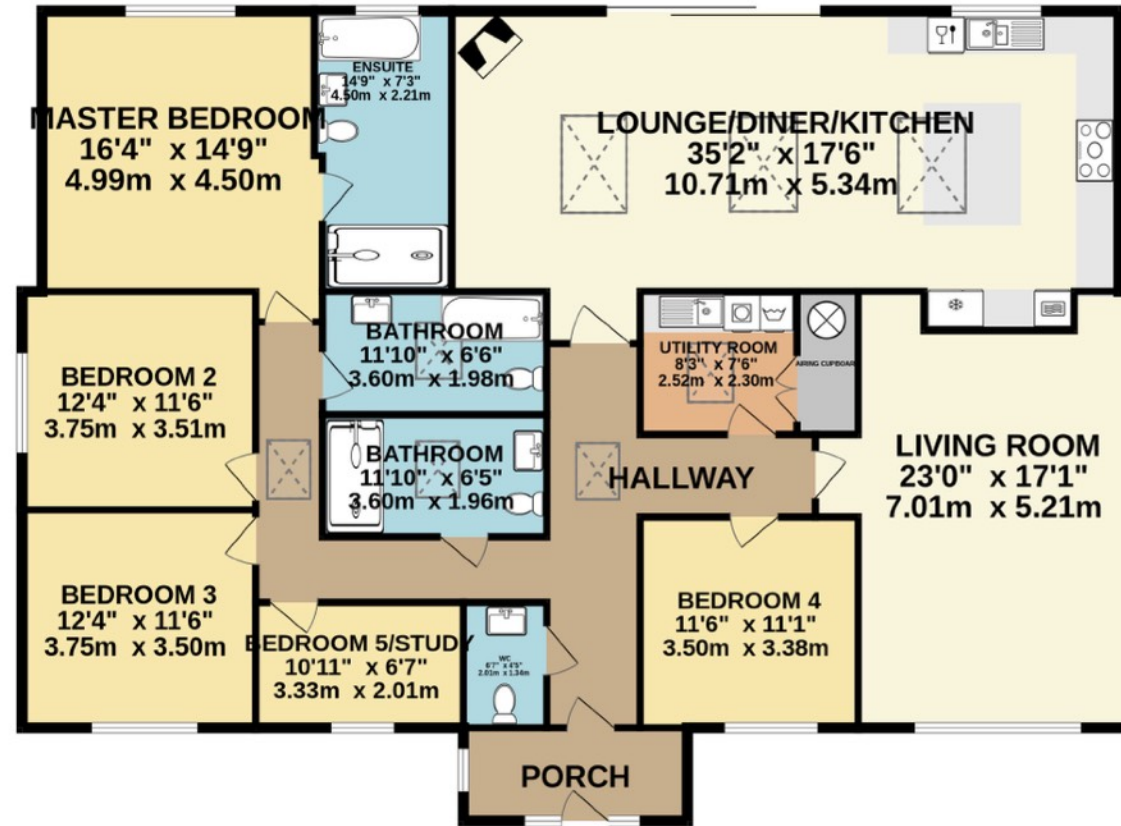
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Camel Homes is the trading name of Camel Coastal & Country in England and Wales No. 06608721

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GROUND FLOOR
2748 sq.ft. (255.3 sq.m.) approx.



TOTAL FLOOR AREA: 2748 sq.ft. (255.3 sq.m.) approx.

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