



# Ledgebrook, Mill Road

Bolingey, Perranporth, TR6 0PE

Guide Price £795,000





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## The Property

Situated in the beautiful and popular rural village of Bolingey, this unique and versatile family home with an annexe offers an exceptional opportunity.

The property, available with no ongoing chain, provides expansive accommodation including five bedrooms, three reception rooms, three bathrooms, two kitchens, and a double garage.

Ideal for those seeking a spacious family residence with the potential for additional income, or a home suitable for two families, the generous space will impress from the moment you step into the welcoming hallway.

Off the hallway, you'll find a sitting room, dining room, kitchen, family bathroom, bedroom with en-suite, and access to the garage. On the opposite side, a large lounge, second kitchen/diner, three bedrooms, bathroom, and W.C. await, with stairs leading to a final bedroom.

The property also features gardens and parking that match the home's size, making it perfect for multi-family living, with private outdoor spaces and ample parking for all.

Bolingey is a charming village with a pub at its heart and offers access to scenic country walks. Just a mile away is the coastal town of Perranporth, where you'll find a variety of daily amenities including shops, supermarkets, coffee shops, restaurants, doctors, dentists, public houses, and a wide range of sporting facilities—all set against the stunning backdrop of Perranporth's famous golden beach.

## Entrance Hall

### Sitting Room

21'5 x 18'3 (6.53m x 5.56m)

### Dining Room

15'5 x 9'8 (4.70m x 2.95m)

### Inner Hallway

### Kitchen

15'5 x 11'3 (4.70m x 3.43m)

### Stairwell to Garage

## Bedroom

15'1 x 13'11 (4.60m x 4.24m)

## En-Suite Shower Room

5'10 x 5'9 (1.78m x 1.75m)

## Bathroom

7'10 x 7'6 (2.39m x 2.29m)

## Living Room

16'10 x 13'1 (5.13m x 3.99m)

## Kitchen/Diner

16'4 x 14'1 (4.98m x 4.29m)

## Inner Hallway

## Bedroom

10'11 x 10'0 (3.33m x 3.05m)

## Bedroom

12'1 x 9'5 (3.68m x 2.87m)

## Office

12'0 x 6'10 (3.66m x 2.08m)

## Family Bathroom

## W.C.

## Stairwell to Lower Floor

## Lower Floor Bedroom

14'2 x 11'11 (4.32m x 3.63m)

## Garage

29'10 x 20'10 (9.09m x 6.35m)

## Gardens

The property boasts large landscaped gardens surrounding all sides. At the front, an elevated seating area provides views of Bolingey. Additional seating and decked areas can be found at the side and rear, offering ample space for relaxation and entertainment.

The side of the property features storage sheds and dedicated BBQ areas, while a charming lawned garden with fruit trees adds a touch of nature. Thanks to its elevated position, Ledgebrook offers panoramic views over the village due to its elevated setting.

Tel: 01872 571454

### Parking

There is a large driveway to the front of the property which in turn leads to the double garage.

### Directions

Sat Nav: TR6 OPE

What3words: ///back.cuddled.myself

### Property Information

Age of Construction: 1960

Construction Type: Brick and Block

Heating: Oil and Electric

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: The House - E and The Annexe B

EPC: MAIN HOUSE - E ANNEXE - E

Tenure: Freehold

Ledgebrook is currently in the process of having the land registered. This is in the hands of the vendors solicitors but can run alongside a sale, if agreed before.

### 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

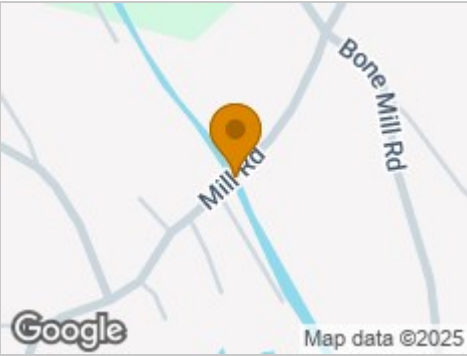
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



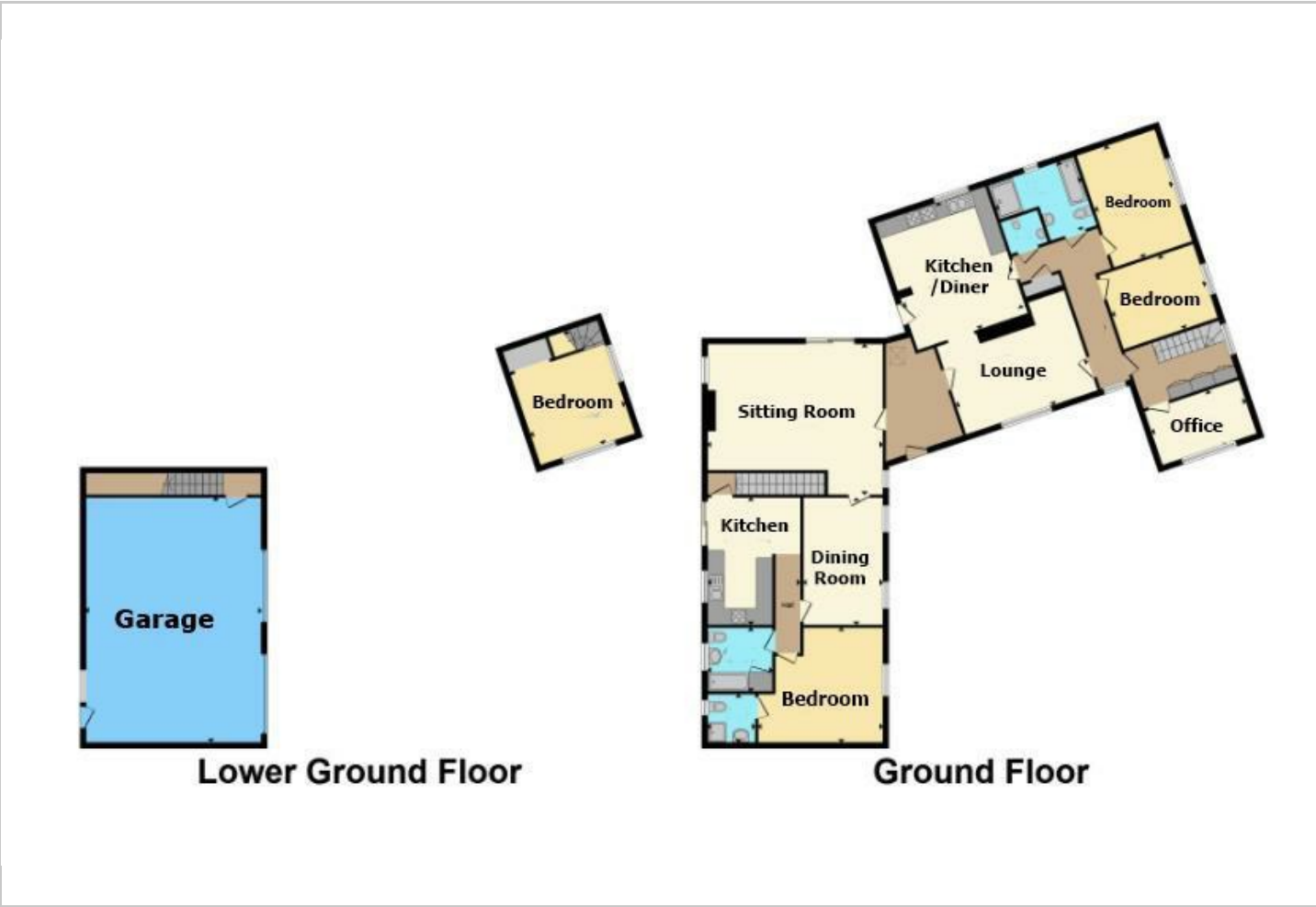
Hybrid Map



Terrain Map



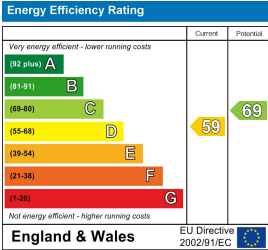
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.