



### Outside

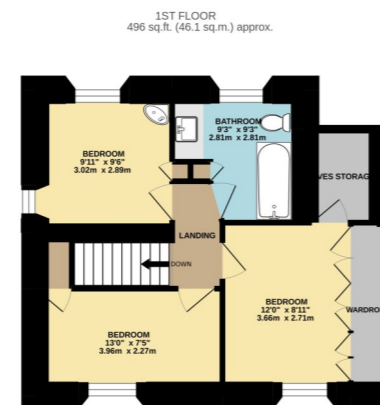
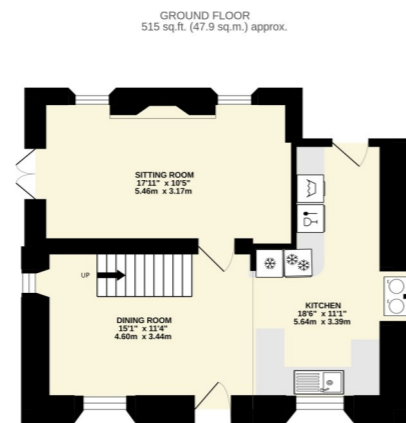
The property sits off a quiet country lane at the foot of the beautiful Penwartha valley, midway between the rural hamlet of Bolingey and the popular coastal resort of Perranporth. To the front of the property there is a gated driveway, laid mainly to gravel, with a block-built single **GARAGE**, small stone **WORKSHOP** and rough stone pathway leading around the cottage to an additional small **STORE** housing the hot water cylinder, and an attractive timber constructed **SUMMERHOUSE** with power and lighting and separate pantry/utility area. To the rear of the property there is a large sweeping lawn, fringed by a small orchard and a variety of well-established trees and shrubs, as well as a series of timber sheds and three greenhouses. To one side of the garden is a fenced in **STABLE BLOCK** 9.15m x 3.67m (30' 0" x 12' 1") housing three stable boxes and tack store. A wooden bridge takes you over a small stream to two large meadows and attractive wooded bank.

**TENURE:** Freehold

**SERVICES:** Mains electricity and water. Private drainage (septic tank). Gas central heating.

**COUNCIL TAX BAND:** E

**EPC:** G



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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## Penwartha Green

Penwartha Coombe, Perranporth, TR6 0AY

# £775,000

**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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Directors: Simon Dowling FRICS FNAEA and Tom Dowling





## Penwartha Green

Penwartha Coombe, Perranporth, TR6 0AY

Delightful period cottage set in approximately four and half acres of private grounds with stables and outbuildings in the idyllic rural hamlet of Penwartha Coombe, near Perranporth. Believed to date in part to the 17<sup>th</sup> Century and coming to the market for the first time in over forty years, the property offers comfortable living accommodation including an open plan kitchen/diner, sitting room with log burner, family bathroom and three double bedrooms. Outside the enclosed grounds are bisected by a lovely, meandering stream, with a superb sweeping lawn, stables and small orchard on one side and two large level meadows and wooded bank to the other. There is a generous gravel driveway to the front of the property providing ample parking space for several vehicles as well as a block-built garage and stone workshop.

Principal accommodation comprises (all dimensions are approximate):-

### Ground Floor

Wooden stable door with glazed panels opens into open plan **KITCHEN/DINER** 7.05m x 3.12m (23' 1" x 10' 3") arranged as follows: - **KITCHEN** 3.39m x 3.44m (11' 1" x 11' 4") plus **REAR ENTRANCE ALCOVE** 2.11m x 2.19m (6' 11" x 7' 2") fitted with a range of pine wall and base drawer/cupboard units with laminate work surfaces over and tiled splashbacks, inset stainless steel sink with drainer, space and facility for freestanding electric oven, dishwasher, washing machine, undercounter fridge and freezer. Tiled recess housing gas-fired range oven with two hot plates. Wooden framed sash window to front aspect. Door to rear garden. **DINING ROOM** 4.60m x 3.44m (15' 1" x 11' 4") with exposed wooden floor boards. Stairs to first floor with understairs storage cupboard. Deep-silled wooden windows to front and side aspects. Radiator.

**SITTING ROOM** 5.46m x 3.17m (17' 11" x 10' 5") Dual aspect room with 2 x wooden sash windows to rear aspect and wooden glazed French doors to side garden. Exposed stone fireplace with slate hearth and inset log burner. Radiator.

### First Floor

Stairs from ground floor leads to small **LANDING** with doors to all first floor rooms.

**BEDROOM** 3.66m x 2.71m (12' 0" x 8' 11") with 2 x built-in double wardrobes and shelved cupboards. Access to eaves storage area and roof hatch to loft space. Radiator. Wooden sash window to front aspect.

**BEDROOM** 3.96m x 2.27m (13' 0" x 7' 5") Built-in wardrobe. Radiator. Wooden sash window to front aspect.

**BEDROOM** 3.02m x 2.89m (9' 11" x 9' 6") Dual aspect room with wooden windows to rear and side aspects. Fitted wardrobe and cupboard unit and built-in wardrobe. Corner wash hand basin.

**BATHROOM** 2.81m x 2.81m (9' 3" x 9' 3") max. measurement. Three-piece bathroom suite comprising panelled bath tub with wall-mounted electric shower over, vanity unit with inset wash hand basin and low-flush wc. Built-in airing cupboard. Wooden sash window to rear aspect.

**COUNCIL TAX BAND: E**

**EPC - G with the potential to be C**

- **DETACHED COTTAGE**
- **THREE DOUBLE BEDROOMS**
- **SITTING ROOM WITH LOG BURNER**
- **KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **EQUESTRIAN FACILITY**
- **LARGE GARDENS**
- **TWO MEADOWS**
- **STONE OUTBUILDINGS**
- **SUMMERHOUSE**
- **SUPERB RURAL LOCATION**
- **APPROXIMATELY TWO MILES FROM PERRANPORTH BEACH & VILLAGE**

