

EST. 1999

CAMEL

COASTAL & COUNTRY

Bryher

Higher Reen,
Perranporth, Cornwall
TR6 0AJ





Bryher

Charming period cottage with adjacent detached annexe/holiday let and smallholding capability, set in 3.8 acres of private gardens and grounds with exceptional far-reaching coastal and country views.





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Higher Reen, Perranporth, Cornwall
TR6 0AJ



Charming 2/3 bedroomed character cottage with adjacent self-contained one bedroomed annexe, set in approximately 3.8 acres of southerly-facing gardens and grounds.



Superb rural location with outstanding coastal views, within comfortable walking distance of Perranporth beach and village centre.



Beautifully renovated and versatile principal living accommodation, including two reception rooms, two bathrooms and newly-installed custom-made kitchen.



Lifestyle opportunity with smallholding capability including double-height 30' x 30' agricultural barn, animal shelters and 48' x 24' polytunnel.





Overview

Beautifully renovated period cottage, set within 3.8 acres of level gardens and grounds, with adjacent self-contained detached annexe and additional agricultural outbuildings, idyllically situated towards the end of a quiet country lane on the outskirts of Perranporth. Offering charming and versatile living accommodation including, in the main house, two comfortable reception rooms, newly-installed contemporary kitchen, separate utility, mezzanine office/occasional room, shower room/WC and two double bedrooms, including a beautiful master with vaulted ceiling and ensuite dressing room and bathroom. Sitting adjacent to the main house there is an immaculately presented one bedroomed self-contained annexe/summerhouse, currently arranged as a successful holiday let, though suitable for ancillary/guest accommodation or for further development, subject to appropriate permissions. The property sits within a plot amounting to approximately 3.8 acres, divided between formal gardens and level pastoral grazing land, with breathtaking panoramic views over Perranporth beach and surrounding coastline.

The Cottage

From the driveway stone steps lead down to an attractive triple aspect conservatory/sun room with vaulted ceiling and two sets of double patio doors opening to an enclosed front garden. An open door cavity supported by a beautifully gnarled wooden beam opens into a cosy dining room with attractive modern wood-burning range-style oven and feature oak staircase to a first floor mezzanine, currently arranged as a study/reading room, though suitable for use as an occasional guest room or for conversion to a third bedroom. To the left of the dining room is a charming formal sitting room with deep set inglenook fireplace containing a log burner and recessed shelving. Exposed natural stone walls are well-complimented by the handsome machine engineered oak flooring, sourced from the nearby Trewithen Estate, which runs between the two main reception rooms. It is clear that in renovating the cottage real attention to detail has been paid by the owners to create a contemporary ambience without sacrificing any of the abundant period charm of the original dwelling, with traditional lime-rendered walls and exposed wooden beams blending harmoniously with more recent additions such as the beautiful custom-made oak staircase and glass balustrade. From the dining room, there is a step down into a well-appointed kitchen/breakfast room with vaulted ceiling and clay tile floor, leading to an inner hallway with pantry storage and attractive modern shower room/WC. A spacious double bedroom and rear porch/utility area completes the ground floor accommodation. Upstairs, in addition to the mezzanine area, there is a lovely master bedroom suite with exposed ceiling beams and adjacent bathroom and dressing room with the latter also benefiting from a balcony from which to enjoy the southerly-facing rural aspect and spectacular coastal views to the west.

The Annexe/Summerhouse

To the side of the main house there is an attractive timber clad annexe/summerhouse, providing well-presented two-storey studio accommodation and which has been utilised as a successful holiday let by the current owners over a number of years. Principal living accommodation briefly comprises a dual-aspect open-plan kitchen/diner/sitting room and ground floor shower room/WC. An open tread staircase leads to a beautifully light double bedroom with two Velux skylights and glazed door opening to a Juliette balcony overlooking the gardens and large field to the south. Outside, the summerhouse further benefits from its own enclosed garden, laid mainly to lawn, with a pond and various formal seating areas, fringed by well-established trees and shrubs, with a low stone wall at the western edge providing unimpeded views of Perranporth beach and coastline beyond.



Gardens, Grounds and Outbuildings

Bryher sits within an expansive self-contained grounds amounting to approximately 3.8 acres, divided between formal gardens and largely level agricultural land, which would be suitable for smallholding or equestrian usages. At the main entrance driveway there is parking space for several vehicles as well as access to a DETACHED DOUBLE GARAGE. To the front of the cottage, there is a small patio/terrace with stone steps leading to a generous stretch of lawned garden with lovely views over the fields to Chapel Rock and Perranporth beach. To the left of the main entrance driveway there is a separate gated access to a large enclosed level field and a superb double height 30' x 30' timber AGRICULTURAL BARN with purpose-built storage and adjacent animal shelter. A well-stocked POLYTUNNEL, vegetable growing area and range of fruit cages to the side invite the potential for a thriving cottage industry.

Situation

The property is situated towards the end of a quiet rural bridleway, away from public roads, yet within comfortable walking distance of the thriving coastal resort of Perranporth with its wide range of shops and amenities and

outstanding three-mile long beach. The cathedral city of Truro is approximately eight miles to the south-east, whilst further along the coast Newquay Airport provides regular flights to London Gatwick, Stansted and other intercontinental destinations.

Other Information

Tenure: Freehold;

Construction: Cottage c.1800, combination cob, stone and block. Annexe, c.2000s, timber frame.

Services: Mains electricity and water. Private drainage (septic tank). Oil-fired central heating and wood-fired dog burner and Esse range-style oven. Super-fast broadband available in the area (max 1,000 Mbps).

Council Tax Band: E

EPC: C -72





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CAMEL COASTAL & COUNTRY

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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

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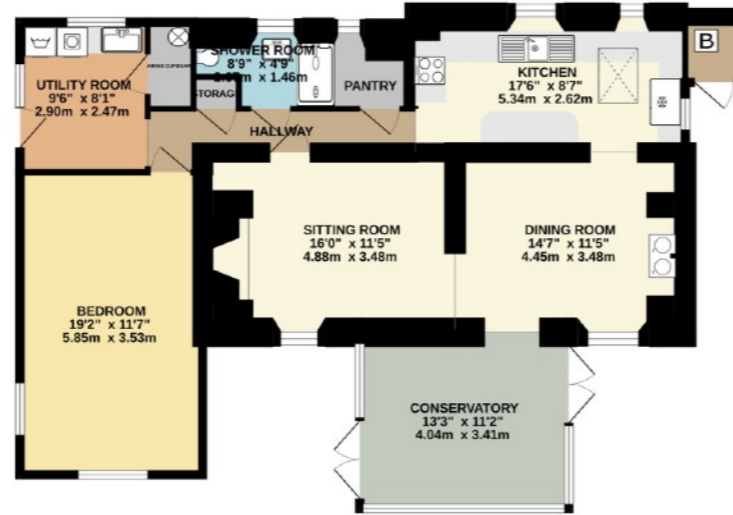
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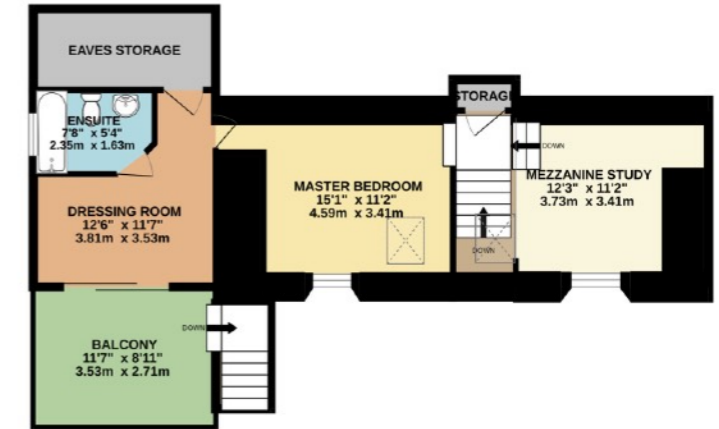
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Directors: Simon Dowling FRICS FNAEA and Tom Dowling

GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

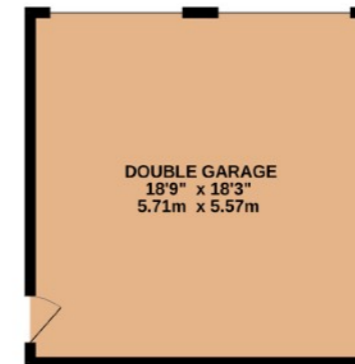
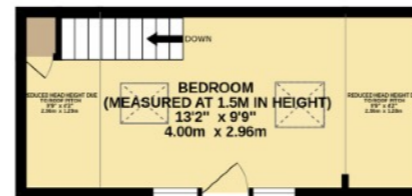
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GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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