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H O M E S

Lowenek House

22 St. Pirans Road,
Perranporth TR6 0BH





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Impressive three storey detached family house with integrated self-contained annexe, seconds from the beach in central Perranporth.





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22 St. Pirans Road, Perranporth
TR6 0BH



Beautifully-presented detached family home with integrated annexe and off-road parking in the coastal village of Perranporth.



Approximately 100 metres from Perranporth's glorious three mile long beach.



Versatile family living accommodation arranged over three floors including a large loft suite and self-contained one bed roomed annexe.



Prominent village location within comfortable walking distance of the beach, shops, primary school and other local amenities.





The Property

An impressive three storey detached family home, the house has been considerably and stylishly renovated retaining many original art deco features. Light and bright, with large windows, high ceilings and spacious living accommodation, the property offers a large porch, roomy hallway, two reception rooms and a contemporary kitchen on the ground floor.

Upstairs are three double bedrooms, a bathroom and a second separate toilet, and access to the front facing balcony. On the top floor are three further generous rooms currently utilised as two bedrooms and a reception room. Additionally, a self-contained annex on the ground floor with kitchenette and shower room could be let as a holiday unit, or used as an office space.

The house is set back from the pavement behind wrought iron railings and has an enclosed courtyard garden, off-road parking, is fully double glazed and has oil central heating. The local primary school is a ten-minute walk away.

Principal living accommodation comprises:

Ground floor

The front gate leads into a gravelled entrance to the front door.

PORCH

A spacious and welcoming entrance porch, with uPVC windows and stained glass panels either side of the front door, coat hooks and a shoe rack. The floor is laid with ceramic tiles and a glazed door opening into the hall has windows either side to let the light through into the house.

HALLWAY

The hall is roomy, with generous understairs storage and plumbing for a washing machine and tumble dryer. The original wood floor is still in situ and original wooden doors with Bakelite handles open off the hall to the sitting room, dining room and kitchen.



SITTING ROOM

Newly fitted double glazed uPVC windows offer a wide view of the sand dunes, while privacy is maintained by a verdant hedge outside. The original 1930s fireplace and hearth is in working order, and a serving hatch opens through to the kitchen. The floor is laid with wood effect laminate flooring.

DINING ROOM

A light-filled room with wood effect laminate flooring, the dining room has bespoke fitted bookshelves the full length of one wall, an original working fireplace and a uPVC bay window with stained glass panels through which the morning sun streams in.

KITCHEN

The walls are tiled up to the picture rail with teal coloured ceramic tiles, and a feature has been made of the mantelpiece above an alcove where a range would have been, situated between two large fitted cupboards. The kitchen is fitted with a range of wall and base cupboard units, with wooden work surfaces and a butler sink with ceramic draining board. There is an integrated electric oven and hob with four rings and a stainless steel extractor hood. There is space for an under counter dishwasher, and tall fridge/freezer. A uPVC window is set above the sink, and uPVC glazed double patio doors open to the garden. There is also a lockable external door which leads to the self-contained annexe.





Principal Living Accommodation (cont'd):

ANNEXE MAIN ROOM

The dual aspect clad annex can be accessed either from the main house, or from its own entrance in the garden. Wood effect linoleum covers the floor. Wall and base units make up a kitchenette along one wall, with a wood effect work surface, stainless steel sink, two-ring hob, and undercounter fridge. A small uPVC window looks out to the back of the property with a larger uPVC window enjoying views of the garden and the dunes beyond.

ANNEXE SHOWER ROOM

Fitted with a corner shower cubicle, toilet and basin, and linoleum flooring.

First floor

Carpeted stairs ascend from the ground floor.

LANDING

The landing is a large and bright space with original wooden doors and Bakelite handles to all first floor rooms. The first and second floors and stairways of the house are carpeted throughout. An external uPVC door opens to the balcony.

BALCONY

The covered balcony is at the front of the house, with wrought iron railings and ample space for outdoor furniture. The perfect spot for a coffee in the morning sun.

MASTER BEDROOM

The master bedroom benefits from beautiful features including an impressive uPVC bay window with stained glass panels, an

original art deco blue ceramic fireplace in working order, and fitted wardrobe.

BEDROOM TWO

Enjoying newly fitted triple glazed uPVC windows with the same aspect as the sitting room, this is a large and light room with a pedestal wash basin.

BEDROOM THREE

A uPVC window looks out to the rear garden and a pedestal wash basin is fitted against one wall.

BATHROOM

Fitted with a white suite comprising panelled bath tub with electric shower over and fitted glass shower screen, pedestal wash basin and toilet. The walls are tiled up to the picture rail with white brick style ceramic tiles and the floor laid with tile effect linoleum. There is a uPVC frosted window.

SEPARATE TOILET

uPVC window, white toilet and cloakroom basin, tile effect linoleum flooring.

Second floor

Carpeted stairs ascend from the first floor.

A small landing opens to bedroom four, and also the upstairs sitting room / games room.

BEDROOM FOUR

Tongue and groove boarding covers the walls and sloped ceilings in this single room, with eaves storage and a new uPVC window.

SITTING ROOM / GAMES ROOM

A large uPVC window affords elevated views across the road to sand dunes and a rural aspect beyond. Sloped ceilings create an unusual space, which does however still have a good head height, plenty of floor space and an under eaves storage cupboard.

BEDROOM FIVE

A double bedroom with new uPVC window and sloped ceilings.

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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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.

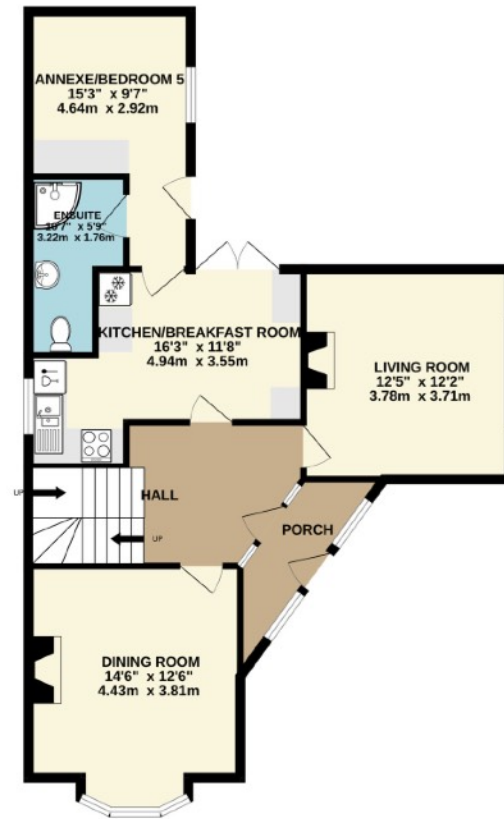
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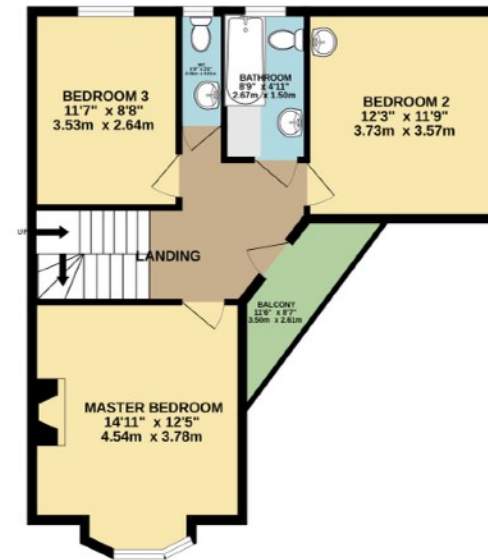
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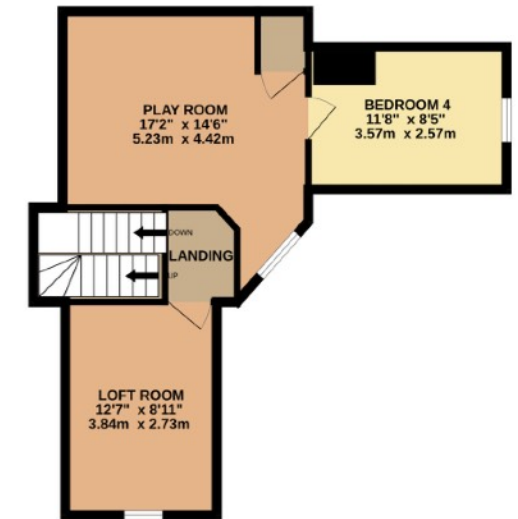
GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Tenure: Freehold

Services: Mains electricity, water and drainage.

Council Tax Band: D

EPC: E - 44

