

EST. 1999

C A M E L

COASTAL & COUNTRY



The Whim, 8 Grannys Lane

Perranporth, TR6 0HB

Guide Price £1,595,000



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The Property

A beautifully designed, architecturally spectacular house occupying an elevated position overlooking the ever-popular coastal town of Perranporth. Designed and built to a high standard by the current owner in 2015, the attention to detail and quality of finish are evident from the moment you step inside. The impressive 30-foot entrance hall leads to an equally striking lobby, featuring an open staircase ascending through all floors of the property. Stunning views can be enjoyed not only from all the principal rooms but also from the fourth-floor roof terrace.

This family home offers five bedrooms, an office, a 27-foot-long living room, and a kitchen/diner of comparable size, as well as a large games room with a bar. Additionally, there is a gym (or 5th bedroom), two bathrooms, and an ensuite bathroom with a dressing room in the master bedroom suite. A charming sunroom is located off the roof terrace, which also includes a spacious storage room that could easily be converted into a garden room or roof terrace bar.

Outside, the garden offers a delightful variety of distinct areas designed to suit all tastes. At the front, there are lawned gardens with flower and shrub borders. On the first floor, accessible from both the living room and kitchen, is a 40-foot by 13-foot balcony. To the rear, an enclosed courtyard garden with a Mediterranean-inspired design awaits. All four main bedrooms also have their own balconies. The front-facing balconies provide stunning views over Perranporth and the beach, while the rear balconies offer a lovely rural outlook.

Entrance Lobby

30'3 x 6'0 plus 13'9 x 12'10 (9.22m x 1.83m plus 4.19m x 3.91m)

Games Room

29'1 x 20'0 (8.86m x 6.10m)

Gym/Bedroom

12'11 x 12'11 (3.94m x 3.94m)

Shower Room

8'1 x 6'4 (2.46m x 1.93m)

Drying Room/Store

10'0 x 7'2 (3.05m x 2.18m)

Integral Garage

30'7 x 13'0 (9.32m x 3.96m)

Landing

27'2 x 7'5 plus 9'3 x 3'0 (8.28m x 2.26m plus 2.82m x 0.91m)

Living Room

26'7 x 14'4 (8.10m x 4.37m)

Kitchen/Diner

21'6 x 12'10 (6.55m x 3.91m)

Balcony

40'0 x 12'9 (12.19m x 3.89m)

Office/Bedroom

12'11 x 7'5 plus 6'3 x 2'0 (3.94m x 2.26m plus 1.91m x 0.61m)

Utility Room

12'10 x 7'5 (3.91m x 2.26m)

W.C.

9'3 x 4'4 (2.82m x 1.32m)

Landing

13'9 x 12'10 (4.19m x 3.91m)

Master Suite

Bedroom

15'11 x 13'0 (4.85m x 3.96m)

Bath/Shower Room

13'10 x 9'5 (4.22m x 2.87m)

Dressing Room

8'8 x 5'6 (2.64m x 1.68m)

Balcony

Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

Ensuite Shower Room

13'1 x 3'10 (3.99m x 1.17m)

Balcony

Bedroom Three

12'11 x 11'0 (3.94m x 3.35m)

Balcony

Bathroom

9'0 x 6'6 (2.74m x 1.98m)

Bedroom Four

12'11 x 11'0 (3.94m x 3.35m)

Balcony

Landing

Sunroom

10'8 x 4'0 (3.25m x 1.22m)

Roof Terrace

18'7 x 10'8 (5.66m x 3.25m)

Store Room/Boiler Room

18'7 x 6'8 plus 12'0 x 6'8 (5.66m x 2.03m plus 3.66m x 2.03m)

Parking

Driveway parking can be found at the front of the property. This provides room for four vehicles.

Directions

Sat Nav: TR6 oHB

What3words: ///envy.hosts.flagging

For further information please contact Camel Coastal & Country

Property Information

Age of Construction: 2015

Construction Type: Block

Heating: Oil. Underfloor

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: B87

Tenure: Freehold

Agents Notes

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

MONEY LAUNDERING REGULATIONS

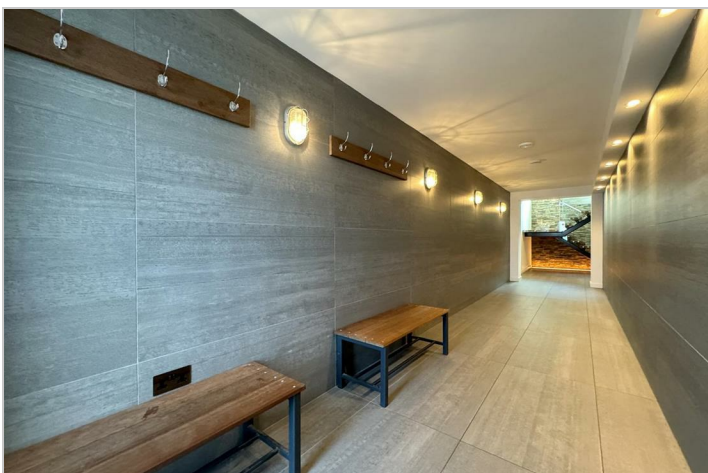
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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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Road Map



Hybrid Map



Terrain Map



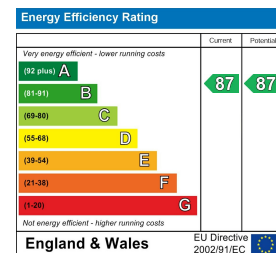
Floor Plan



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



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