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CAMEL

COASTAL & COUNTRY



White Horses Ramoth Way

Perranporth, TR6 0BY

Guide Price £799,000



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The Property

Situated on the elevated and highly sought-after Ramoth Way, this expansive five-bedroom home with a two-bedroom annexe presents an exceptional opportunity for those seeking a renovation or development project.

Set on a generous plot ripe for redevelopment, the property currently offers substantial living space, making it an ideal choice for families seeking a home with breathtaking coastal and Perranporth views.

Ramoth Way is celebrated for its unparalleled vistas, encompassing Perranporth's iconic golden beach, Chapel Rock, and providing commanding views over the football and rugby pitches, as well as the town itself.

The property boasts versatile accommodation, including seven bedrooms, four reception rooms, three bathrooms, and two kitchens. Surrounding the home are gardens to the front, side, and rear, while a garage and two driveways provide ample parking.

White Horses, constructed in the 1950s, is a block-built property using Mundic block, which may not meet the criteria of all mortgage lenders. As such, a CASH BUYER is sought.

Entrance Hall

10'1 x 9'8 (3.07m x 2.95m)

Entrance Hall

Living Room

17'7 x 12'11 (5.36m x 3.94m)

Measurements plus box and bay windows.

Bedroom Four

13'6 x 12'11 (4.11m x 3.94m)

Plus Bay window

Ensuite W.C./Shower

Shower Room

Bedroom Three

11'5 x 10'5 (3.48m x 3.18m)

Kitchen/Breakfast Room

14'2 x 11'9 (4.32m x 3.58m)

Rear Hall

Pantry

W.C

Storage Area

12'6 x 6'5 (3.81m x 1.96m)

Conservatory

16'8 x 11'4 (5.08m x 3.45m)

FIRST FLOOR

Landing

Bedroom Two

16'3 x 11'9 (4.95m x 3.58m)

Bedroom Five

16'5 x 8'8 (5.00m x 2.64m)

Master Bedroom

13'11 x 13'2 (4.24m x 4.01m)

Ensuite Shower Room

6'10 x 5'10 (2.08m x 1.78m)

Boiler Room/Storage Cupboard

8'0 x 6'7 (2.44m x 2.01m)

THE ANNEXE

Living Room/Kitchen/Diner

17'8 x 14'0 (5.38m x 4.27m)

Bedroom

14'10 x 9'8 (4.52m x 2.95m)

Rear Hall

Bedroom

9'6 x 7'6 (2.90m x 2.29m)

Ensuite Shower Room

Conservatory

16'7 x 11'10 (5.05m x 3.61m)

OUTSIDE OF THE PROPERTY

Garage

awaiting measurements (awaiting measurements)

Driveways/Parking

There are two driveways to the property. One to the front of the garage and a second on the opposite site of the front gardens. Providing parking for 4/5 cars.

Gardens

At the front of the property, there are lawned gardens with steps leading up to a patio area, perfect for relaxing and enjoying the stunning views. To the side, you'll find an additional sheltered patio, ideal for barbecues or drying, with steps that lead up to the elevated rear gardens. These back onto Perranporth Golf Club. While the gardens may require some work, they offer great potential to be landscaped into a beautiful family space.

Directions

Sat Nav: TR6 oBY

What3words: ///feed.estate.owned

Property Information

Age of Construction: 1950s

Construction Type: Block (Mundic)

Heating: Mains Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: Main House - D Annexe - A

EPC: E

Tenure: Freehold

Please note: The property does have Mundic Block present. So would require a cash buyer or developer with commercial/build funding.

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



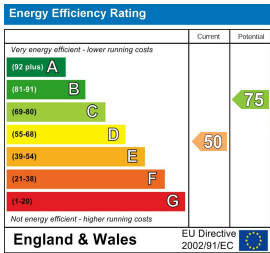
Floor Plan



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



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