

EST. 1999

CAMEL

COASTAL & COUNTRY



Seaforth Somerville Road

Perranporth, TR6 oHD

£825,000



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The Property and Location

Laid out over three floors, this modern, well-presented, and extremely spacious four/five-bedroom family home offers incredible versatility.

Currently used as a single dwelling, its layout and dual access make it ideal for multi-generational living, a family home with a self-contained rental apartment or holiday let, or simply a dual-purpose holiday home.

As you step inside, the first thing that will capture your attention is the breathtaking views that stretch out to sea and Perranporth's golden beach from the living room and balcony. Then, you'll begin to appreciate the sheer space this home has to offer. The main living room is an impressive 27ft by 19ft 7in, while all the bedrooms are generously sized doubles. The lower floor provides additional flexible living space, perfect for a studio, second lounge, or a cinema/games room.

The property boasts three en-suite bathrooms, with the master suite featuring a spacious bath and shower room and the potential to add a dressing room.

Additional highlights include a large garage, ample parking, and low-maintenance gardens for both the main residence and the apartment, as well as a spacious balcony to enjoy the stunning surroundings.

LOCATION:

Somerville Road is just a short walk from the heart of Perranporth, where you'll find everything needed for day-to-day living or a perfect coastal retreat. The town offers an array of restaurants, cafés, pubs, two Co-op supermarkets, a doctors' surgery, a dentist, and much more.

For those looking for a strong community feel, Perranporth provides year-round activities, including football, rugby, tennis, and bowls clubs, as well as open-water swimming groups. All of this is set against the backdrop of three miles of golden sandy beach, ideal for coastal walks and outdoor adventures.

GROUND FLOOR

Entrance Lobby

9'9 x 7'5 (2.97m x 2.26m)

Integral Garage

18'3 x 12'4 (5.56m x 3.76m)

Family Room/Lounge/Diner/Kitchen

27'0 x 19'7 (8.23m x 5.97m)

Balcony

17'2 x 8'0 (5.23m x 2.44m)

W.C.

8'0 x 6'6 (2.44m x 1.98m)

LOWER GROUND FLOOR

Hallway

Bedroom Two

17'4 x 13'6 (5.28m x 4.11m)

Ensuite Shower Room

9'7 x 2'9 (2.92m x 0.84m)

Bedroom Three

14'11 x 10'7 (4.55m x 3.23m)

Bedroom Four

13'7 x 9'3 (4.14m x 2.82m)

Bathroom

8'10 x 7'4 (2.69m x 2.24m)

Utility Room(Potential Apartment Access)

18'6 x 10'0 (5.64m x 3.05m)

Stairs to the Apartment/Basement floor

POTENTIAL APARTMENT/BASEMENT FLOOR

Master Bedroom

24'4 x 13'6 (7.42m x 4.11m)

En-Suite Bath/Shower Room

13'4 x 11'3 (4.06m x 3.43m)

Cinema/Games Room/Living Room

2'6 x 10'6 (0.76m x 3.20m)

Shower Room

7'3 x 6'6 (2.21m x 1.98m)

Gardens

The gardens that are to the rear of the property are currently low maintenance. They are laid out on two levels with a raised decked seating area and gravelled areas. This includes a garden shed and access to the master bedroom.

The large balcony that is set off the living room gives ample room for family and friends to enjoy with a BBQ and take in the stunning views.

Parking

Parking for three cars can be found on the driveway, to the front of the property

Directions

Sat Nav: TR6 oHD

What3words: ///framework.solicitor.aside

For further information please contact Camel Coastal & Country

Property Information

Age of Construction:

Construction Type: Block (Assumed)

Heating: Mains LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax:

EPC:

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.

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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Road Map



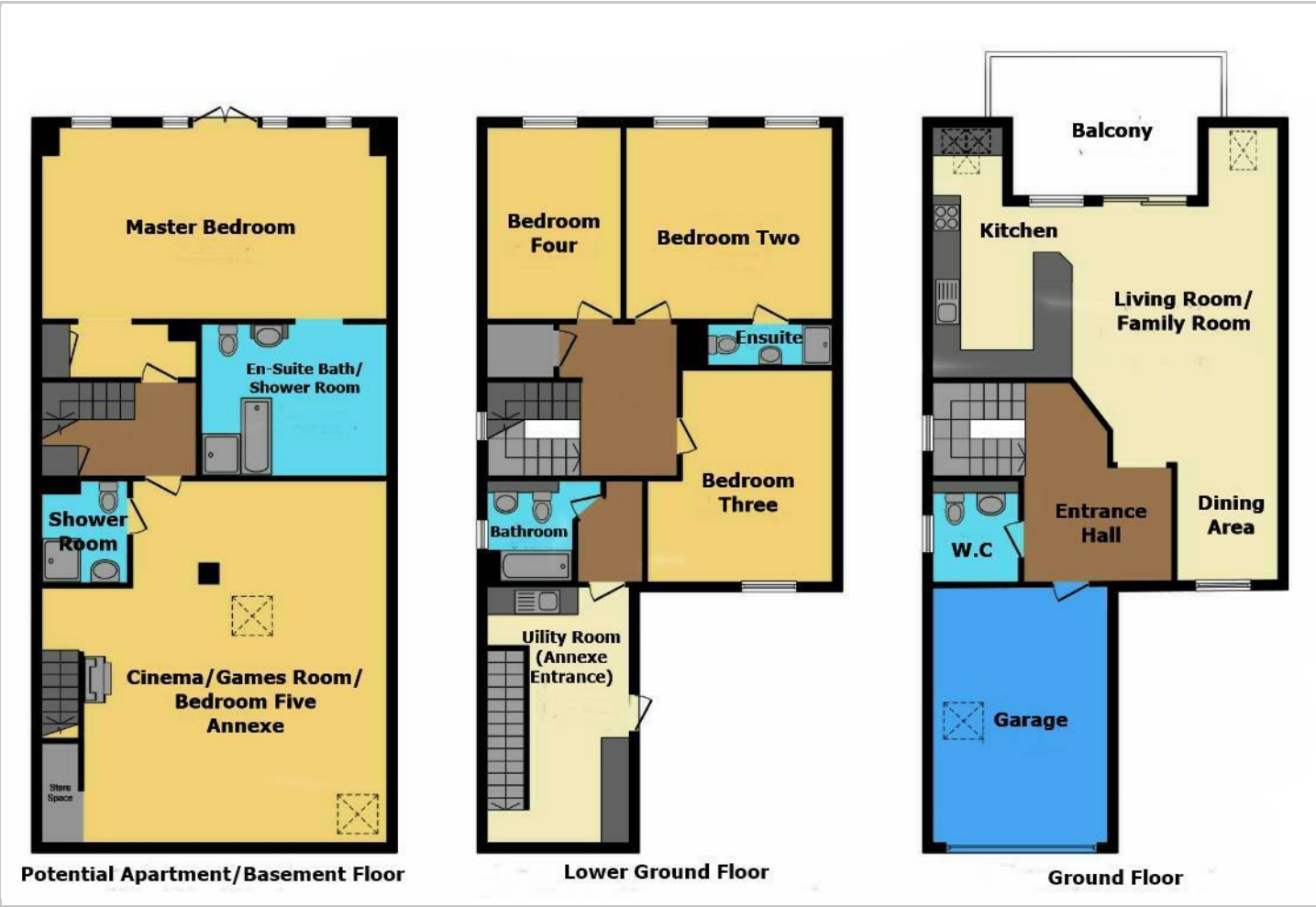
Hybrid Map



Terrain Map



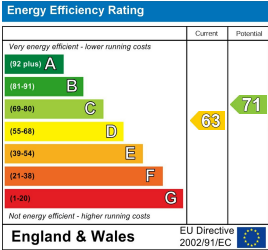
Floor Plan



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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