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CAMEL

COASTAL & COUNTRY



Abbotsleigh Cliff Road

Perranporth, TR6 oDP

Guide Price £699,500



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The Property

Elevated above Perranporth Beach, this charming three-storey, four-bedroom period home has been lovingly renovated by the current owner. The property is located off Cliff Road, just a stone's throw from Perranporth's famous golden sand beach, and offers spacious accommodation comprising: an open-plan living and dining room, a conservatory, and a well-fitted kitchen with an eco-friendly biofuel stove on the ground floor. The first floor features three bedrooms, a bathroom, and a W.C., while the master bedroom can be found on the top floor, along with a good sized wetroom.

Outside, there are three distinct areas to enjoy: a large deck to the front, a courtyard to the rear, and an elevated garden where you can enjoy the sun. This space also offers the perfect setting for a garden office if desired.

The property has retained all of its original features while being enhanced for energy efficiency by the current owner through the introduction of a biomass boiler.

The beauty of Abbotsleighs location is the ease of access to everything Perranporth has to offer. The beach, shops, restaurants, bars and coffee shops are all within a short walk, yet you are tucked away from everything on those days you wish to enjoy your own tranquil setting.

We believe this to be the perfect home for those searching for a period coastal property, that's ready to move into and enjoy.

Kitchen

11'3 x 10'2 (3.43m x 3.10m)

Living Room

12'5 x 10'9 (3.78m x 3.28m)

Dining Room

11'2 x 10'9 (3.40m x 3.28m)

Conservatory

17'11 x 7'0 (5.46m x 2.13m)

Split Level Landing

Bedroom Two

11'0 x 9'5 (3.35m x 2.87m)

Bedroom Three

11'1 x 11'0 (3.38m x 3.35m)

Bedroom Four

7'7 x 6'6 (2.31m x 1.98m)

Bathroom

8'10 x 6'8 (2.69m x 2.03m)

W.C.

6'4 x 3'4 (1.93m x 1.02m)

Wetroom

11'10 x 4'1 (3.61m x 1.24m)

Master Bedroom

16'2 x 11'2 (4.93m x 3.40m)

Gardens

At the front of the property, a charming decked seating area extends from the conservatory, providing a perfect spot to relax after walking up from the beach. To the rear, a sheltered courtyard off the kitchen offers an ideal setting for BBQs, while steps from this space lead up to the elevated gardens.

Parking

The property doesn't come with allocated parking. However there is on-street parking within the area and the council carparks offer permit parking. Abbotsleigh also had planning permission that has currently lapsed for a double garage with roof terrace. This is something that could be reapplied for if required. PA20/01769

Directions

Sat Nav: TR6 oDP

What3words: ///blip.probe.obey

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1905

Construction Type: Stone (Assumed)

Heating: Electric. Biomass Boiler

Electrical Supply: Mains and Solar PV

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: D

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.

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Road Map



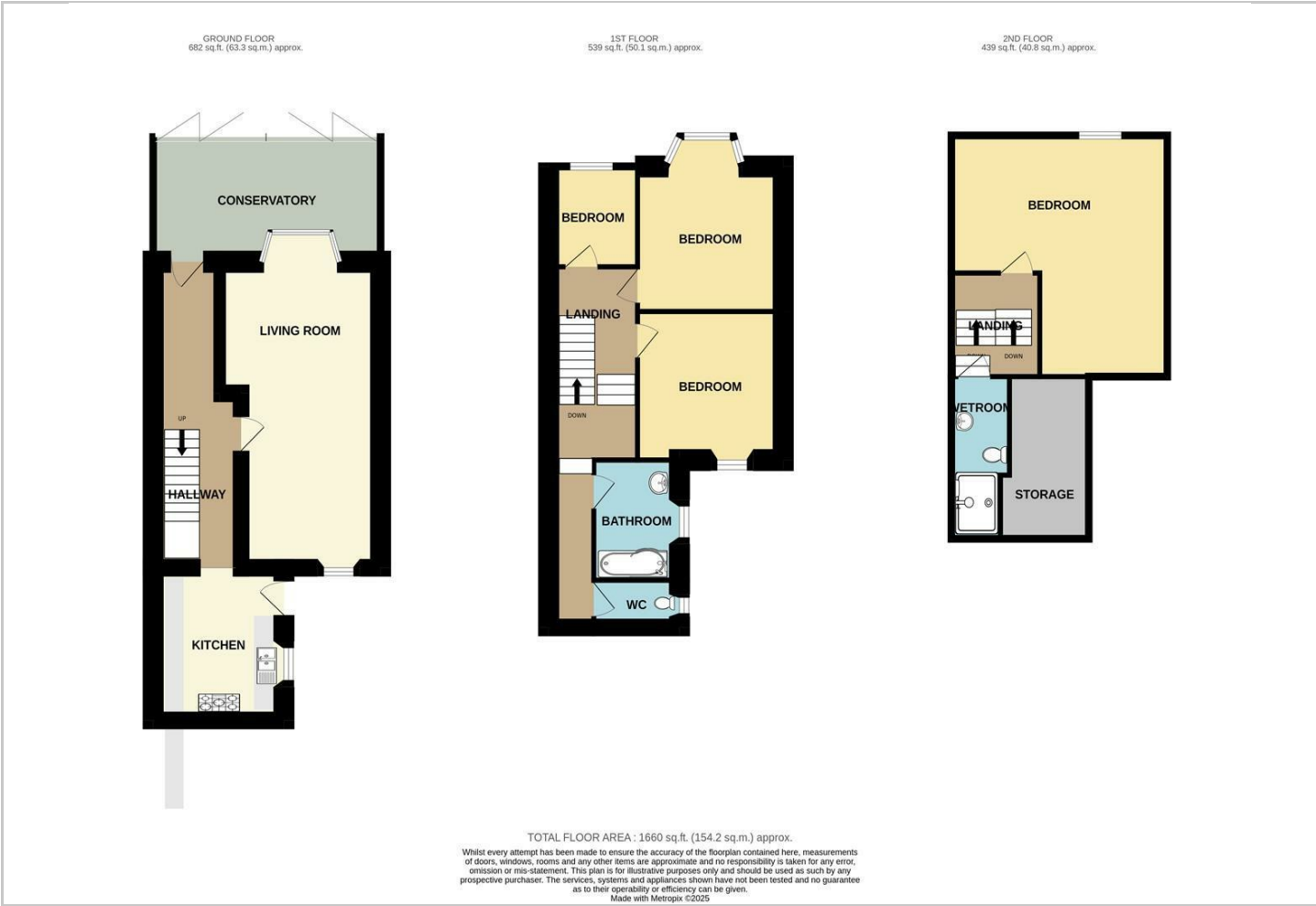
Hybrid Map



Terrain Map



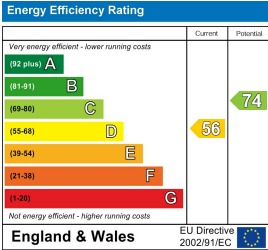
Floor Plan



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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