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C A M E L

COASTAL & COUNTRY



9 Higher Bolenna

Perranporth, TR6 oLD

Guide Price £650,000



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The Property

Set at the end of a quiet lane in an elevated position overlooking Perranporth and Perrancombe, this three-storey, four-bedroom family home is presented to a high standard and offers versatile living accommodation.

The layout comprises: a double bedroom, a well-fitted modern bathroom, a living room, and a second bedroom/office on the ground floor. The first floor benefits from two further double bedrooms, including a master suite with an en-suite shower room and dressing room.

From the ground-floor living room, stairs lead down to the garden level, which serves as a semi-open-plan family space divided into a lounge, snug/TV room, kitchen/diner, and conservatory. This floor also includes a utility room and a cloakroom, set off the kitchen area.

The lower floor is truly the heart of this home, bringing everything together to create a perfect family space or an ideal setting for entertaining. Both the dining area and the conservatory provide access to the low-maintenance gardens, where you can relax and enjoy the beautiful rural views.

At the front of the property, there is driveway parking for two to three cars and a detached garage.

Bolenna Lane is located off St. Georges Hill, offering easy access to the heart of Perranporth, where you will find everything needed for day-to-day living. The town boasts an array of shops, cafés, restaurants, and pubs, along with a wide range of sporting facilities—and, of course, the stunning golden sand beach that Perranporth is famed for.

Entrance Hall (Ground Floor)

8'6 x 7'9 (2.59m x 2.36m)

Bedroom

13'0 x 9'8 (3.96m x 2.95m)

Bathroom

9'4 x 7'7 (2.84m x 2.31m)

Living Room

18'5 x 18'0 (5.61m x 5.49m)

Bedroom/Office

9'6 x 8'8 (2.90m x 2.64m)

First Floor

Master Bedroom

13'4 x 10'5 (4.06m x 3.18m)

En-Suite Shower

9'10 x 7'1 (3.00m x 2.16m)

Dressing Room

6'6 x 4'10 (1.98m x 1.47m)

Bedroom

13'5 x 9'8 (4.09m x 2.95m)

Kitchen

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

Lounge

16'2 x 11'10 (4.93m x 3.61m)

Snug/TV Room

11'6 x 9'0 (3.51m x 2.74m)

Conservatory

16'2 x 6'8 (4.93m x 2.03m)

Garage

16'2 x 9'1 (4.93m x 2.77m)

Gardens

The gardens for the property are laid out to the rear. They offer a lovely secluded setting with views that reach out over Perranporth to Perrancombe.

Bi-fold doors lead out from the conservatory and patio doors from the kitchen/diner. Here you will find a small patio that in turn leads to the lawned gardens and decked seating area. To the side there is a large timber storage shed.

Directions

Sav Nav: TR6 oLD

What3words: ///ranges.crusher.signs

Property Information

Age of Construction: 2010

Construction Type: Block and Timber

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: C71

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

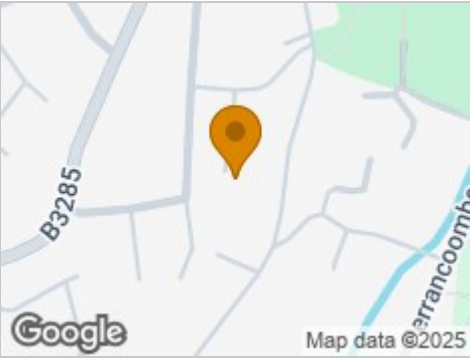
accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, 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



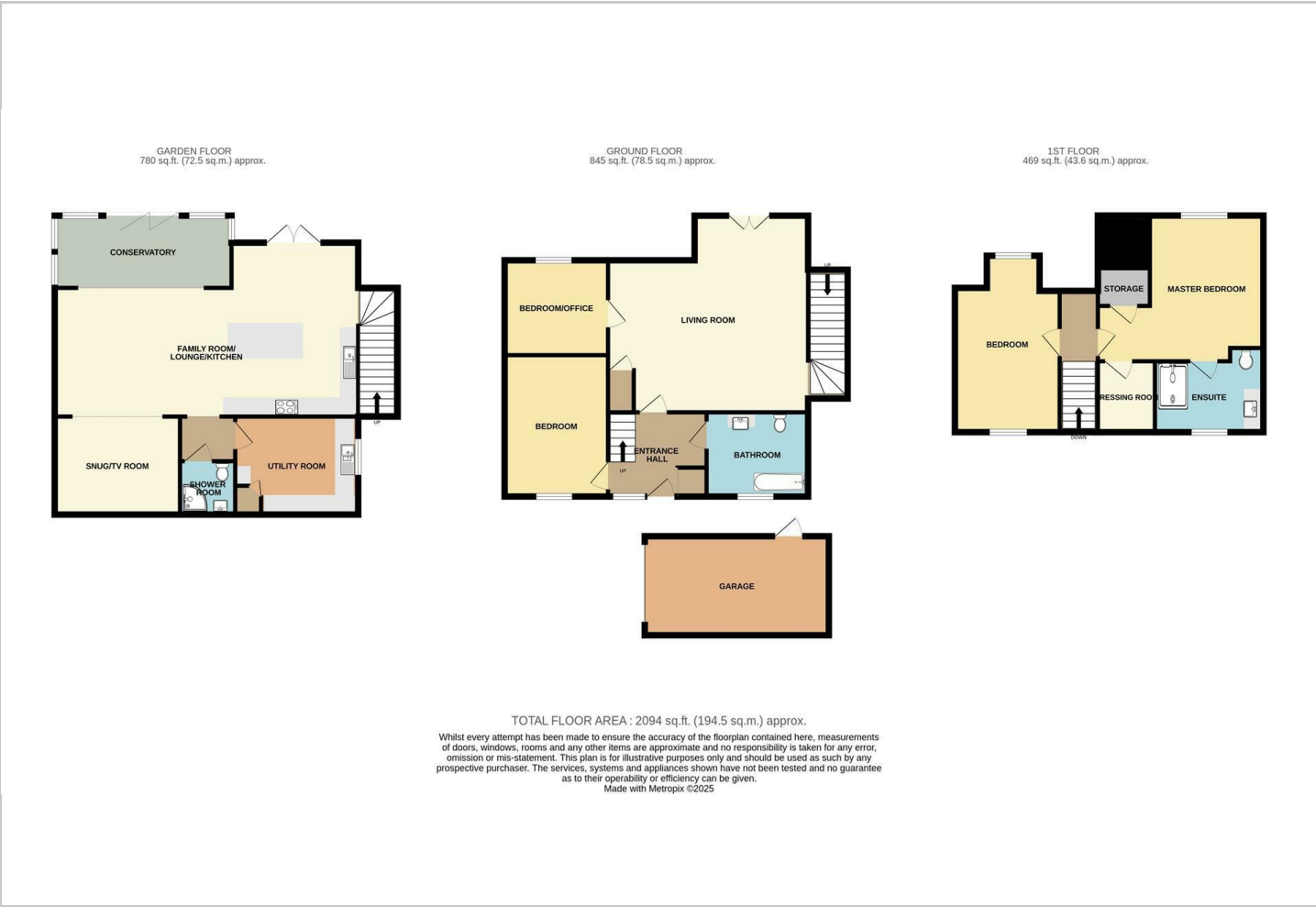
Hybrid Map



Terrain Map



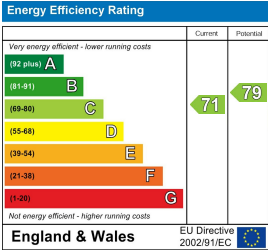
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.