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CAMEL

COASTAL & COUNTRY



2 Gwel Penn An Wedhen

Droskyn Point, Perranporth, TR6 0GT

Guide Price £1,200,000



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The Property

Camel Coastal & Country are delighted to bring this executive family home to the market for the first time since its original sale. Located at the prestigious Droskyn Point, this property overlooks the beautiful golden sandy beach and occupies a prime position on the prominent cliffs of Perranporth.

Presented to a high standard, the home offers reverse-level living to make the most of the stunning views over Perranporth. The first floor boasts a bright and spacious open-plan living room/kitchen/diner, with large windows all around featuring high-quality privacy glass with one-way visibility. From the dining area, double doors lead out to a large sun terrace—perfect for alfresco dining while enjoying the breathtaking views.

On the lower floor, you will find three double bedrooms. The master bedroom and bedroom two both benefit from en-suite shower rooms, while a family bathroom is conveniently located near bedroom three. This floor also includes a useful utility room and access to the enclosed rear gardens.

Outside, the property offers sheltered, lawned gardens to the rear and a large paved BBQ area to the side. There is also a single garage and a driveway with parking for two cars.

Entrance Hall

Master Bedroom

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Family Bathroom

Utility Room

First Floor - Open Plan

Living Room/Diner

Kitchen

Sun Terrace

Garage

Driveway Parking

The block paved driveway provides parking for two cars.

Gardens

To the side of the property, there is a large paved seating area with views out towards Perranporth Beach. This is the perfect place to relax and take in the scenery while enjoying a summer BBQ.

To the rear, you will find enclosed lawned gardens, as well as an additional patio area. There is also a lovely sun terrace off the living room/kitchen, from which you can enjoy the sea views that make this property so special.

Directions

Sat Nav: TR6 oGT

What3words: ///curls.stunt.lingering

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 2023
Construction Type: Brick, Block and Timber (assumed)
Heating: Underfloor heating
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: E
EPC: B84
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.

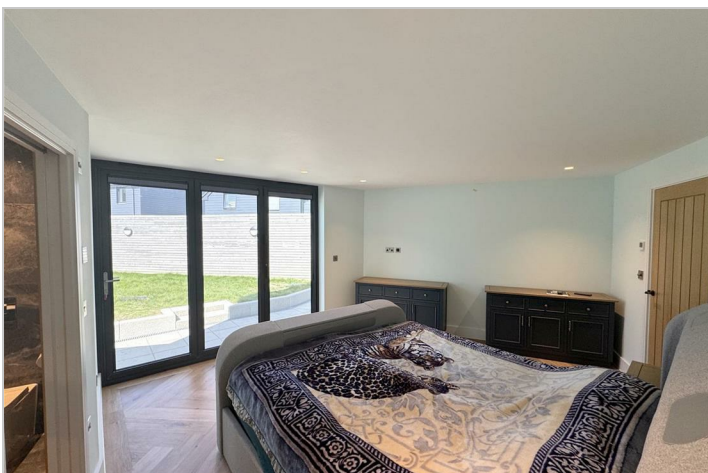
PROPERTY MISDESCRIPTIONS

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

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



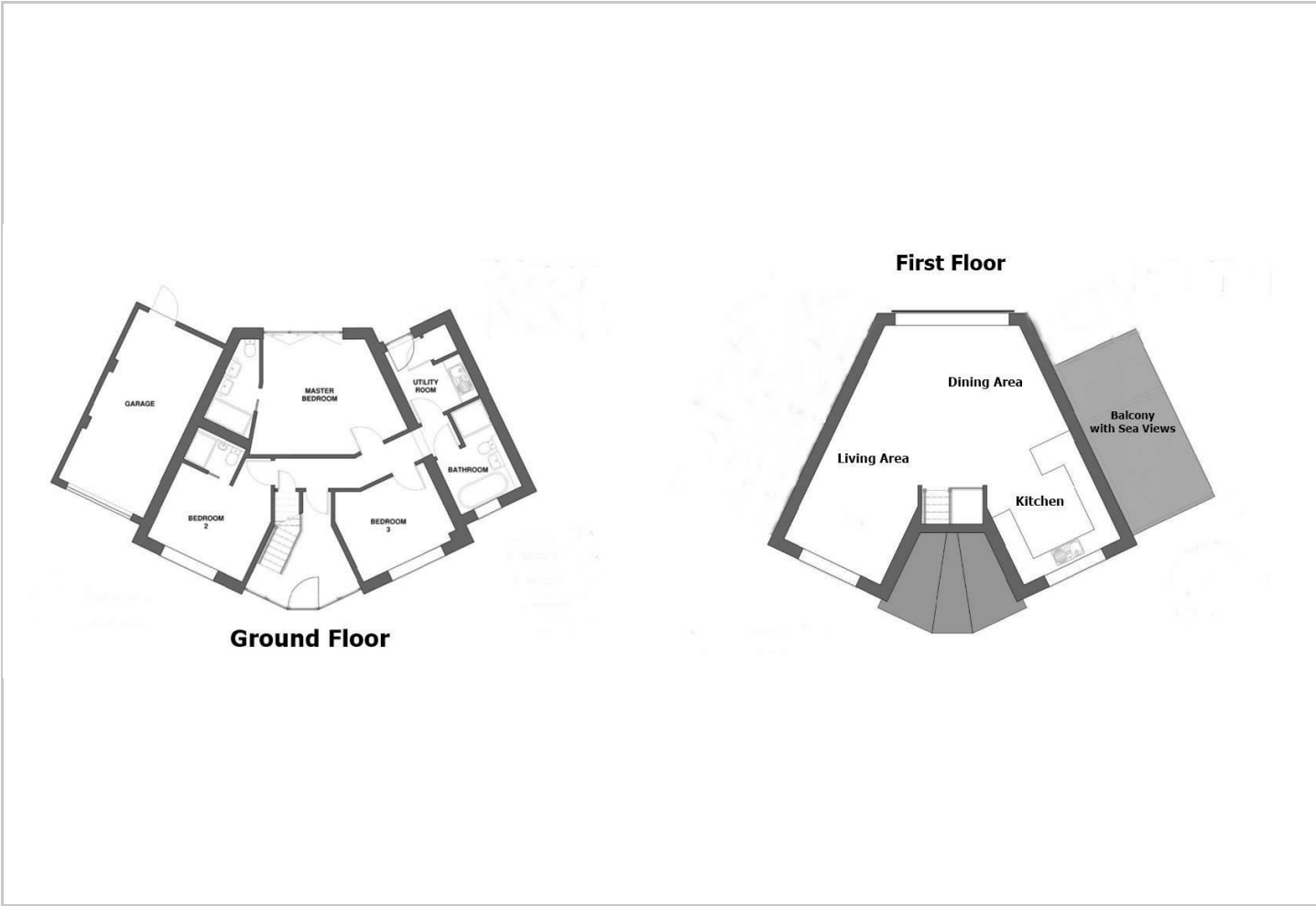
Hybrid Map



Terrain Map



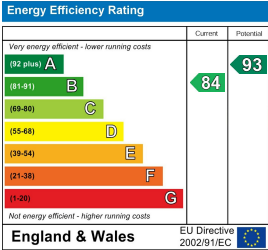
Floor Plan



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



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.