

EST. 1999

C A M E L

COASTAL & COUNTRY



Lyndhurst, Ramoth Way

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Budnic Hill, Perranporth, TR6 0BU

Asking Price £750,000



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## The Property

Perched in a prominent setting, overlooking Perranporth with views over the beach and coastline, is this detached four-bedroom, two-reception-room coastal home.

With reverse accommodation giving you a beautifully light open-plan family room/kitchen/diner on the first floor, so you can take in the stunning views, and a lovely sun-filled living room on the lower floor that leads out to the gardens, this makes a great family room or holiday home.

The property can be accessed via Ramoth Way, where you will find parking for two cars, or off Budnic Hill that not only provides further parking but also has planning permission to build a detached garage.

Full accommodation comprises the family room/kitchen, double bedroom, and shower room on the upper floor, and on the lower floor, the living room, bathroom, and three further double bedrooms, with the master bedroom enjoying an en-suite shower room.

## Entrance Hall

19'0" x 4'1" (5.79m x 1.24m)

## Family Room/Kitchen/Diner

26'9" x 15'8" increasing to 21'5" (8.15m x 4.78m increasing to 6.53m)

Sloping ceilings to each end of the living room give a measured length of 15'8" when measured at 1.5m in height.

## Bedroom Four

13'1" x 10'11" (max measurement) (3.99m x 3.35m (max measurement))

Sloping ceilings give a measured length of 9'5" when measured at 1.5m in height.

## Utility/Shower Room

8'11" x 8'6" (2.72m x 2.59m)

## Lower Ground Floor

## Hallway

Access from the hallway to all rooms and an external door to the side of the property.

## Master Bedroom

12'11" x 10'9" plus door well, 5'0" x 3'10" (3.94m x 3.28m plus door well, 1.52m x 1.17m)

## En-Suite Shower Room

8'5" x 7'3" (2.57m x 2.21m)

## Living Room

16'0" x 14'10" (4.88m x 4.52m)

## Bedroom Two

16'9" x 11'0" (5.11m x 3.35m)

## Bedroom Three

12'4" x 12'0" (3.76m x 3.66m)

## Bathroom

12'0" x 8'5" (3.66m x 2.57m)

## Gardens

The gardens for the property are set at the front and the rear. At the rear, there is a decked seating area providing a space for relaxation, complemented by steps that lead up to a convenient parking area accommodating two cars.

To the front, you'll find an enchanting enclosed lawn garden that offers a perfect vantage point to savor the captivating views. Additionally, a private winding path leads down to an extra parking space, offering the possibility of adding a garage—a feature for which planning permission was already granted during the property's construction, providing you with a wonderful opportunity for further enhancement.

## Parking

The property benefits from two parking areas, both providing parking for at least two cars. The first area is to the rear of the property, accessed from Ramoth Way and the second area is to the front, off Budnic Hill.

The area to the front would be the location for the garage if any buyer was looking to take up the planning permission and add a garage to the property.

Tel: 01872 571454

## Directions

Sat Nav: TR6 oBU

what3words: ///bunks.housework.singers

## Property Information

Age of Construction: 2007

Construction Type: Block/Timber (assumed)

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: C

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

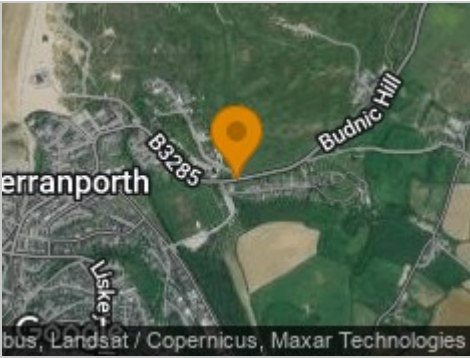
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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.



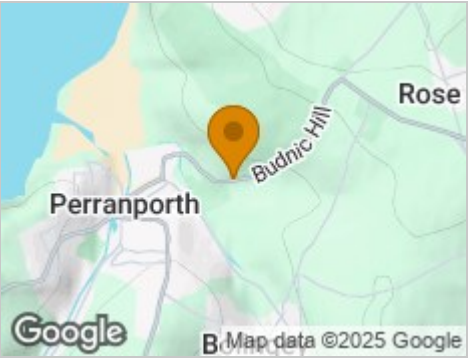
Road Map



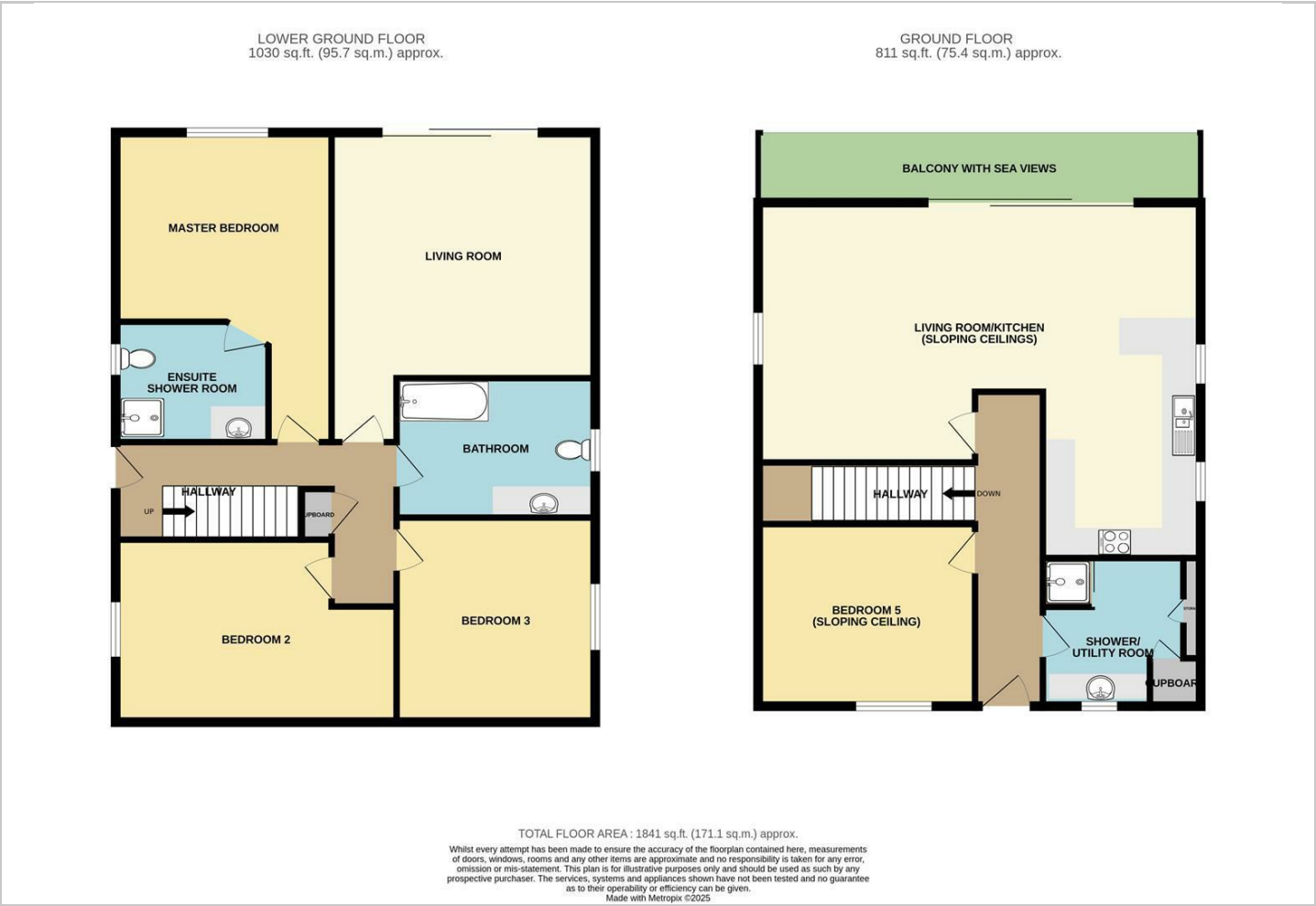
Hybrid Map



Terrain Map



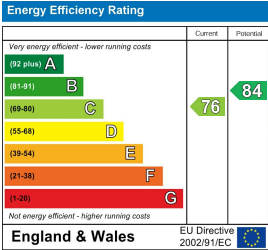
Floor Plan



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.