

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Tranquillity, Station Road

Perranporth TR6 oDD

Guide Price £565,000



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## The Property

This four-bedroom detached dormer home is set in an elevated location that beautifully overlooks Perranporth. With far-reaching rural, dune, and golf course views, the property is perfect for those seeking coastal living in a popular holiday destination, as well as a private retreat to return to after a day at work or on the beach.

The property itself offers a lovely open-plan, family-oriented layout on the ground floor, featuring a modern kitchen/diner that opens into the living room and, in turn, an inner hallway. From the hallway, you'll find two double bedrooms, a family bathroom, and a conservatory. On the first floor, there are two further double bedrooms and a shower room. The property also benefits from ample storage, including large eaves storage off both upstairs bedrooms, a large cupboard off the kitchen, and a walk-in boiler cupboard/pantry off the entrance porch.

Outside, the home boasts large gardens to the rear and low-maintenance courtyard areas to the front and side. Parking is located to the side of the property, with a private driveway and parking/turning area.

Tranquillity is set overlooking Station Road and, due to this, offers great views over the football, rugby, and golf clubs. Supermarkets, shops, coffee shops, sporting facilities, and bus services can all be found within a short walk, as can the beautiful sandy beach that Perran is so famed for.

## Entrance Porch

### Kitchen

21'8 x 10'8 (6.60m x 3.25m)

### Living Room

16'9 x 10'10 (5.11m x 3.30m)

## Inner Hallway

10'2 x 6'11 (3.10m x 2.11m )  
plus 8'6 x 2'11

## Conservatory

10'10 x 6'7 (3.30m x 2.01m)

## Master Bedroom

10'10 x 10'4 (3.30m x 3.15m)  
plus dressing room area of 8'6 x 5'3

## Bedroom

13'5 x 10'8 (4.09m x 3.25m)

## Bathroom

10'8 x 7'5 (3.25m x 2.26m)

## First Floor

### Bedroom

9'11 x 9'3 (3.02m x 2.82m)

## Eaves Storage

### Bedroom

10'0 x 7'4 (3.05m x 2.24m)

## Eaves Storage

## Gardens

To the front of the property you have an enclosed garden with artificial lawn, where you can sit and take in the views over Perranporth. To the side there is a good sized courtyard that is secluded and perfect for drying laundry. To the rear you will find gardens that are considered to be private and of a good size for this type of home. They are laid to lawn with a hedge that divides the garden in two. There are also flower/shrub beds around.

## Parking

The property is approached via a shared driveway

with one neighbouring property. You will then find a private driveway with parking/turning area.

### Directions

Sat Nav: TR6 oDD

What3words: ///cover.spacing.portfolio

### Property Information

Age of Construction: 1970

Construction Type: Block

Heating: LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains: Mains

Council Tax: E

EPC: E50

Tenure: Freehold

Please note that the driveway will be completed on completion.

### 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.



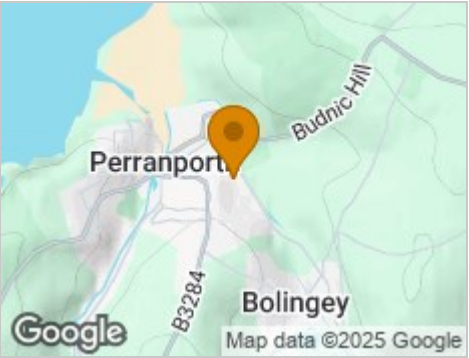
Road Map



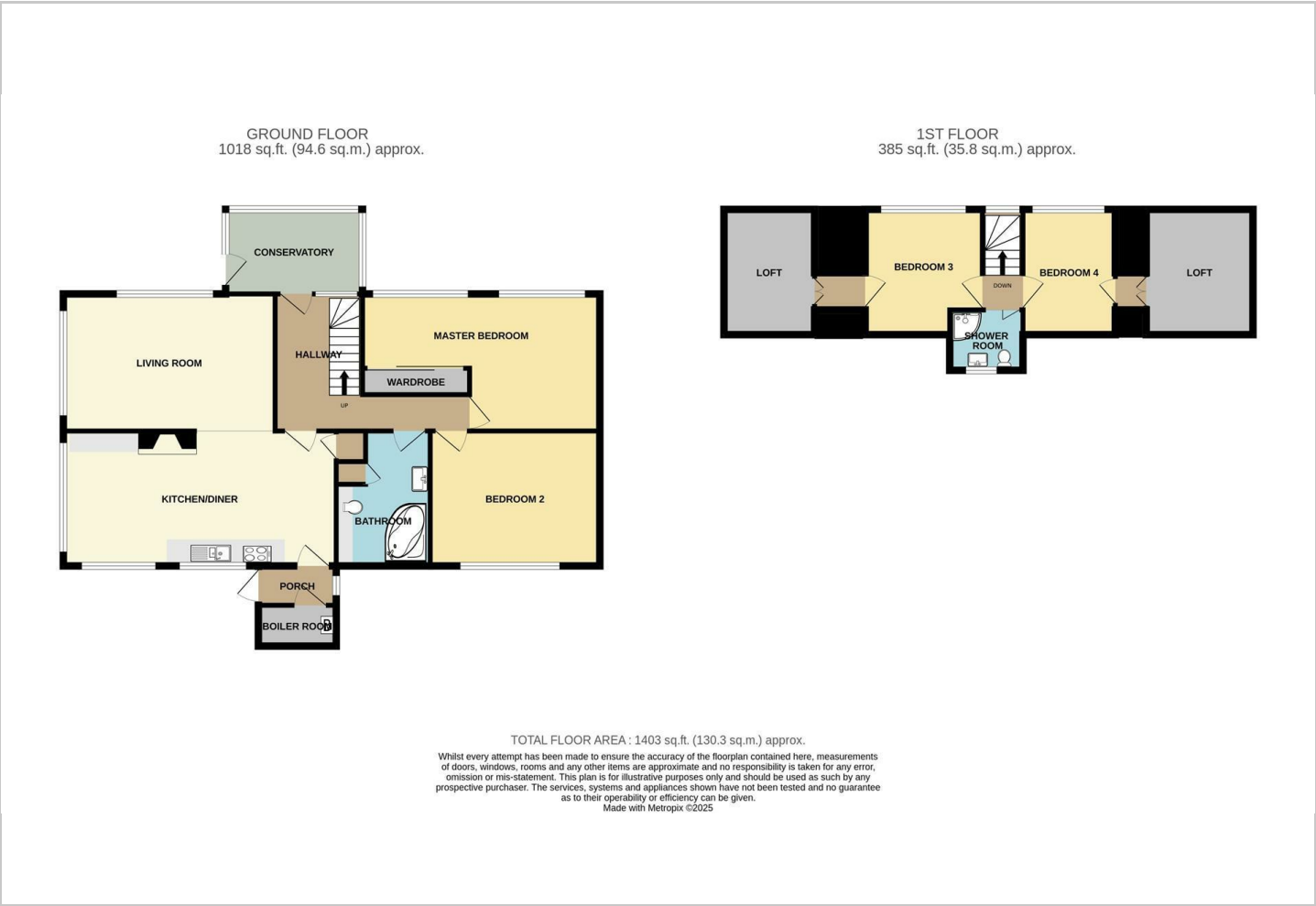
Hybrid Map



Terrain Map



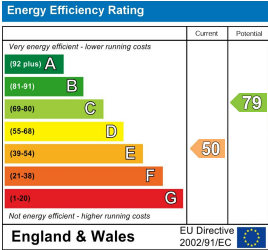
Floor Plan



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.