

EST. 1999

CAMEL

COASTAL & COUNTRY



1 The Terrace

Perranwell, Goonhavern, TR4 9PE

Guide Price £335,000



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The Cottage

Set in a beautifully tranquil location with extensive gardens and stunning rural views is this extended, three double-bedroom cottage.

This traditional Cornish cottage forms part of a block terrace of four - two front-facing and two at the rear, giving it the feel of a semi-detached home, as well as a wonderful sense of peace and tranquillity in a truly rural setting.

First impressions on approaching the property are all about the gardens. They are long, lawned, and hedge-lined. As you continue towards the cottage itself, you can see the traditional stonework, as well as the side extension, which gives the property far more space than initially expected. On entering through the conservatory, you come into a small inner hallway. From here, you'll find the cosy sitting room and living room, as well as the stairs leading up to the three double bedrooms. From the living room, an internal hallway leads back out to the gardens and also provides access to the bathroom and W.C.

Due to the location of the cottage, you can enjoy stunning rural views from all three bedrooms, as well as from the gardens. The property is heated by oil-fired central heating. Although the cottage would benefit from some updating, it is ready to move into while you plan how to transform it into your perfect Cornish home.

Conservatory

8'8 x 6'11 (2.64m x 2.11m)

Entrance Hall

4'3 x 3'6 (1.30m x 1.07m)

Sitting Room

11'6 x 10'0 (3.51m x 3.05m)

Living Room/Dining Room

11'6 x 11'3 (3.51m x 3.43m)

Kitchen

12'0 x 11'0 (3.66m x 3.35m)

Hallway

6'3 x 3'3 (1.91m x 0.99m)

Bathroom

7'9 x 6'3 (2.36m x 1.91m)

W.C.

6'4 x 2'7 (1.93m x 0.79m)

Landing

12'3 x 3'2 (3.73m x 0.97m)

Bedroom

12'2 x 11'1 (3.71m x 3.38m)

Bedroom

12'8 x 8'2 (3.86m x 2.49m)

Bedroom

11'10 x 10'3 (3.61m x 3.12m)

Gardens

The cottage boasts large lawned gardens that stretch from the property's conservatory all the way to the parking area. They are hedge lined and private, perfect for families, BBQs, and keen gardeners.

Carport and Parking

At the start of the garden there is parking on the driveway and a car port. Beyond this is a garden shed and in turn the large gardens.

Directions

Sat Nav: TR4 9PE

What3words: ///amaze.power.agent

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1800's

Construction Type: Stone and Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank

Council Tax: B

EPC: Awaiting

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

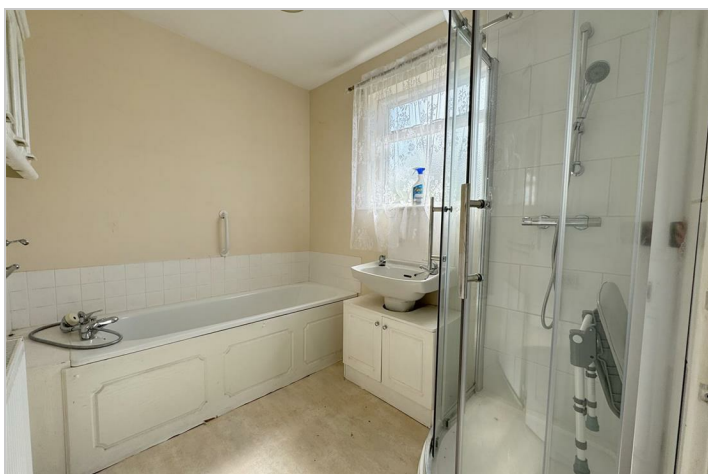
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Road Map



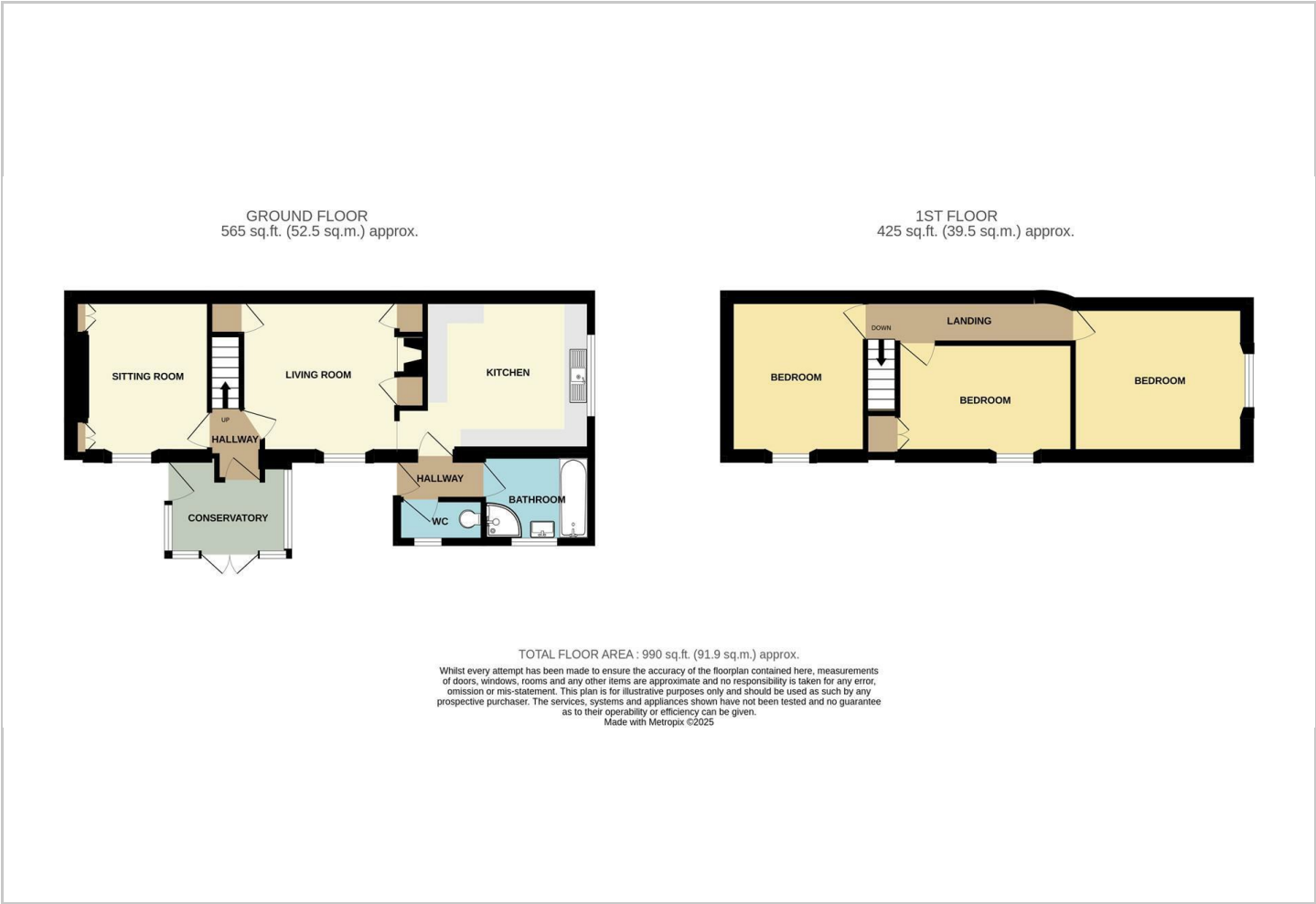
Hybrid Map



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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