

EST. 1999

C A M E L

COASTAL & COUNTRY



Corner Ways Perranwell Road

Goonhavern, Truro, TR4 9JL

£675,000



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The Properties

Set on a large corner plot is this extremely well-presented four/five-bedroom bungalow, featuring three reception rooms, three bathrooms, and extensive gardens.

The property is currently arranged as a two-bedroom home with a fully self-contained two-bedroom holiday let. The layout is highly unique and really must be viewed internally to fully appreciate not only the overall size and configuration of the accommodation but also the generous front and rear gardens, the potential for multi-generational living or investment, and the superb overall presentation.

The accommodation comprises two bedrooms, a living room, kitchen, and bathroom on one side, with an adjoining door leading to a further two bedrooms, two reception rooms, the living room having the added benefit of a lovely woodburn that makes a great focal point for the room. A bathroom, kitchen, utility room, and an integral garage. The master bedroom also benefits from an en-suite shower room.

The property is situated in the heart of this popular village, on a level plot within easy walking distance of the shop, post office, pub/restaurant, garden centre, hairdresser, and the newly installed cycle/walking trail that connects Goonhavern to Perranporth.

Entrance Hall

14'3" x 8'10" (4.34m x 2.69m)
narrowing to 3'8"

Sunroom

12'2" x 9'8" (3.71m x 2.95m)

Kitchen

14'3" x 9'8" (4.34m x 2.95m)

Utility Room

8'10" x 6'4" (2.69m x 1.93m)

Inner Hallway

17'1" x 5'1" (5.21m x 1.55m)

Living Room

16'10" x 13'2" (5.13m x 4.01m)

Sitting Room/Diner

12'1" x 11'8" (3.68m x 3.56m)

Bedroom One

11'8" x 9'5" (3.56m x 2.87m)

En-Suite Shower Room

10'11" x 4'2" (3.33m x 1.27m)

Bedroom Four

10'3" x 7'10" (3.12m x 2.39m)

Shower Room

6'9" x 4'2" (2.06m x 1.27m)

Entrance Hall for Part Two of the Dwelling

14'6" x 5'0" (4.42m x 1.52m)

Bedroom Two

11'11" x 10'8" (3.63m x 3.25m)

Living Room/Potential 5th Bedroom

12'8" x 12'5" (3.86m x 3.78m)

Bedroom Three

12'3" x 11'2" (3.73m x 3.40m)

Kitchen

11'5" x 10'7" (3.48m x 3.23m)

Bathroom

7'3" x 5'9" (2.21m x 1.75m)

W.C.

7'3" x 2'11" (2.21m x 0.89m)

Integral Garage

15'10" x 10'0" (4.83m x 3.05m)

Accessed from the utility room.

Driveway Parking

The drive is currently used as one large driveway with parking for multiple vehicles but due to the in-and-out entrances, it could easily be split into two drives, one for each part of the bungalow.

Gardens

To the front of the property, you'll find large lawned gardens. The lawn is divided into two areas, so each side has its own enclosed garden. The rear gardens offer a pleasant mix of lawned spaces, BBQ seating areas, and a covered, courtyard-style garden that's perfect for relaxing with a morning coffee. Both parts of the property have their own enclosed areas, making it ideal for either a single home or dual occupancy.

Directions

Sat Nav: TR4 9JL

What3words: ///shopping.ivory.committed

For further help or information please contact Camel Coastal & Country.

Property Information

Age of Construction:

Construction Type: Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: E48

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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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.

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Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR
2072 sq.ft. (192.5 sq.m.) approx.

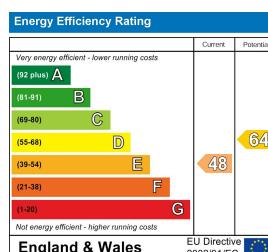


TOTAL FLOOR AREA: 2072 sq.ft. (192.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. It is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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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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