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CAMEL

COASTAL & COUNTRY



Tremellyn Mill Road

Bolingey, Perranporth, TR6 0AP

Guide Price £599,950



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The Cottage

Are you looking for a rural or semi-rural home with period cottage appeal, but with the added benefit of modern convenience? This four/five-bedroom property is ideally located just three-quarters of a mile from Perranporth's stunning golden sandy beach and on the edge of the hamlet of Bolingey.

At first glance, this home has all the charm you would expect from a Cornish cottage, with its whitewashed exterior, cottage-style gardens, beamed ceilings and Cornish stone fireplace with open fire. However, being constructed in the 1980s, it also offers the benefits of a modern home: higher ceilings, oil-fired central heating, larger windows flooding the rooms with natural light, cavity walls, and generously sized living and sleeping accommodation.

On the ground floor, there is a spacious living room with open fire and French doors opening onto the secluded gardens, a separate dining room, a compact yet well-fitted kitchen, a utility room and a shower room. Upstairs, you will find the family bathroom and four bedrooms, three of which are good-sized doubles.

In addition to the main accommodation, there is a versatile outbuilding that makes an excellent guest suite, home office or gym. Currently arranged as a bedroom, sitting room and shower room, it provides a great extra living space. In front of this, there is parking for two cars.

The gardens, set to the side and rear, are beautifully landscaped with mature shrubs and flower borders. Brick-paved paths wind through from the seating areas to an allotment space with greenhouse, all this is arranged around a central pond that creates a tranquil and welcoming atmosphere.

Entrance Porch

5'0 x 2'5 (1.52m x 0.74m)

Inner Hall

Dining Room

12'4 x 11'1 (3.76m x 3.38m)

Living Room

17'11 x 11'9 (5.46m x 3.58m)

Kitchen

9'0 x 5'0 (2.74m x 1.52m)

Rear Hallway

Utility Room

6'6 x 6'5 (1.98m x 1.96m)

Shower Room

6'5 x 5'9 (1.96m x 1.75m)

Landing

Bedroom Two

12'7 x 9'1 (3.84m x 2.77m)

Bedroom Three

8'2 x 6 (2.49m x 1.83m)

Bedroom

13'3 x 8'4 (4.04m x 2.54m)

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Bedroom One

11'9 x 11'2 (3.58m x 3.40m)

Bedroom Four

8'2 x 6'0 (2.49m x 1.83m)

Gardens

The gardens are fully enclosed to the side and rear. There are a wide array of shrub and flower beds that border the gardens with a pond central and brick paved paths winding through. From the living room there is a secluded seating area and further around there is a green house and area for those keen to grow their own fruit and veg.

OUTBUILDING

Guest Bedroom

9'9 x 9'5 (2.97m x 2.87m)

Dressing Room/Gym Room

9'9 x 7'9 (2.97m x 2.36m)

Shower Room

9'9 x 3'9 (2.97m x 1.14m)

Parking

Shared driveway with parking for 1 car

Directions

Sat Nav: TR6 oAP

What3words: ///outwit.engaging.commutes

For further information contact Camel Coastal & Country

Property Information

Age of Construction: 1980

Construction Type:

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: E47

Tenure: Freehold

Shared driveway with Trecathow

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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

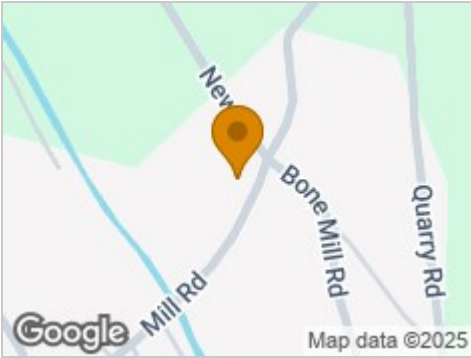
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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

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Road Map



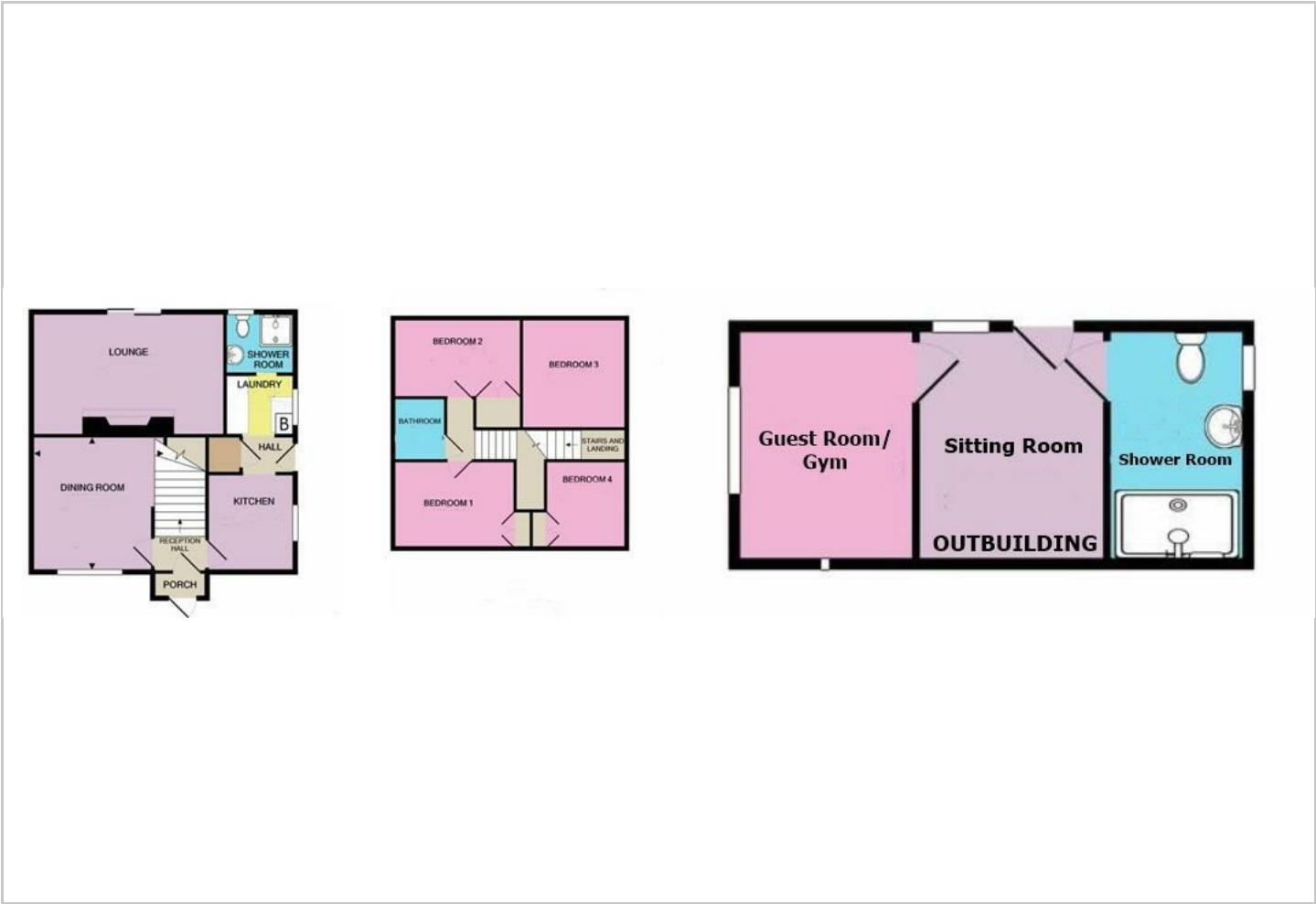
Hybrid Map



Terrain Map



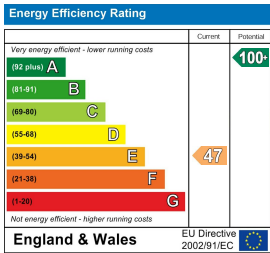
Floor Plan



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



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.