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Sentosa Chapel Hill, Bolingey TR6 0DQ

£779,000

AN EXCEPTIONAL AND UNIQUE FIVE-BEDROOM DETACHED FAMILY HOME, OCCUPYING AN ENVIABLE ELEVATED POSITION WITH FAR-REACHING COUNTRYSIDE VIEWS IN THE PICTURESQUE RURAL HAMLET OF BOLINGEY, NEAR PERRANPORTH. THE PROPERTY BENEFITS FROM A BEAUTIFULLY LANDSCAPED LOW-MAINTENANCE GARDEN, PERFECT FOR EASY OUTDOOR ENJOYMENT AND AMPLE DRIVEWAY PARKING.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- SUBSTANTIAL FIVE BEDROOM FAMILY HOME
- PICTURE POSTCARD HAMLET WITH RURAL VIEWS
- COMPLETELY TRANSFORMED BY THE CURRENT OWNERS
- LOW MAINTENANCE SUN TRAP GARDENS
- AMPLE DRIVEWAY PARKING
- WALKING DISTANCE TO PERRANPORTH
- SOCIAL, OPEN PLAN LIVING
- LOG BURNER
- GROUND FLOOR BEDROOM

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DESCRIPTION:

Welcome to Sentosa, an utterly unique, charming and very special home, completely transformed by the current owners!

Tucked away on the stunning North Cornish coast, Bolingey is a picturesque rural hamlet just a mile from the popular seaside town of Perranporth. Surrounded by rolling countryside, this peaceful location captures the essence of traditional Cornish village life. At its heart is the acclaimed Bolingey Inn—a charming 17th-century pub and restaurant renowned for its warm atmosphere, locally brewed ales, and seasonal menus. The area is a haven for nature lovers and outdoor enthusiasts, with nearby fishing lakes and direct access to the recently completed 'Saints Trail'—a scenic walking and cycling route. This well-maintained path winds its way through unspoilt landscapes along the river into Perranporth and stretches eastward to Goonhavern, offering an idyllic way to explore the countryside.

The closest town of Perranporth is a vibrant coastal town renowned for its three-mile golden beach, dramatic scenery, and outdoor lifestyle. Popular year-round with surfers, walkers, and beachgoers, it also features a lively town centre with shops, cafés, and the unique beachfront pub, The Watering Hole. The town offers excellent sports facilities, including surf schools, clubs, and a scenic links golf course. Conveniently located, it's just 8 miles from both Truro and Newquay, with strong transport links and easy access to the A30.

The current owners have thoughtfully reconfigured and extended the property, carrying out a comprehensive renovation that includes new windows and doors, updated radiators, a mains pressure hot water cylinder, a modern kitchen and bathrooms, and landscaped gardens featuring a mixture of lawned garden, planted beds and decking. They've also created convenient off-road parking for four to five cars, making this an exceptionally well-upgraded and 'turn-key'-ready home.

A charming stable door opens into a practical space ideal for coats and shoes, leading seamlessly into a bright, open-plan kitchen, dining, and snug area. This dual-aspect family hub is the heart of the home, thoughtfully designed with a central island that gently divides the space while maintaining a warm, inclusive atmosphere—perfect for everyday living and entertaining.

Featuring a stylish mix of light and dark blue painted solid wood units complemented by a quartz worktops and a fully integrated appliance package, including a double eye-level oven and microwave, double fridge and freezer. There's ample space for a dining table alongside a brilliant bespoke seating area with built-in storage beneath, creating a cosy spot for family meals. Within the kitchen is a snug area perfect for entertaining, with sliding doors that open onto the deck—ideal for summer gatherings. From the kitchen, stairs lead to the first floor, while an understairs cupboard houses the oil boiler and hot water cylinder and provides practical storage.

On the opposite side of the kitchen is the inviting lounge, boasting dual aspect windows and glazed doors that flood the space with natural light. A charming log burner takes centre stage, creating a warm and cosy retreat for winter evenings.

Completing the ground floor is a gorgeous dual aspect double bedroom and a utility room with additional cupboards and space for a washing machine and tumble dryer. There's also a convenient shower room, perfect for rinsing off after a surf or for guests using the ground floor bedroom. Upstairs, the first floor hosts the remaining four bedrooms, each beautifully presented with stylish, modern décor. The largest of the bedrooms is a bright, dual-aspect space with generous built-in storage, while others feature a mix of high-quality carpets and practical laminate flooring. Rear-facing rooms enjoy far-reaching rural views, adding a peaceful backdrop to everyday living.

The family bathroom is tastefully finished, offering a deep bathtub with shower over, a WC, and a wash basin—perfect for relaxing after a long day.

Outside, the sunny and well-designed garden is full of charm, with pretty planted borders, a neat lawn, a shed and a large elevated patio enjoying the most sensational rural views—ideal for summer barbecues and outdoor entertaining. Whether you're looking for space to relax or a safe, sociable setting for children to play, this garden has it all. There's ample driveway parking at the front.

In short, this is a truly ideal family home, offering space, comfort, and countryside views in a beautiful setting whilst still just a short walk to Perranporth.

Entrance Hallway
3.23m x 1.24m (10'7 x 4'1)

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Kitchen Diner Snug
6.76m x 5.97m (22'2 x 19'7)

Lounge
4.88m x 3.96m (16'0 x 13'0)

Utility
2.95m x 1.60m (9'8 x 5'3)

Shower Room
1.75m x 1.65m (5'9 x 5'5)

Bedroom 5 Ground Floor
3.45m x 2.77m (11'4 x 9'1)

Bedroom 1
4.88m x 3.96m (16'0 x 13'0)

Bedroom 2
3.86m x 2.90m (12'8 x 9'6)

Bedroom 3
3.89m x 2.87m (12'9 x 9'5)

Bedroom 4
2.77m x 2.13m (9'1 x 7'0)

Bathroom
2.84m x 1.93m (9'4 x 6'4)

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FLOORPLAN:

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 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 mis-statement. This plan 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	72
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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