



Bolingey, Near Perranporth, TR6 - Idyllic Village Location

Offers In Region Of £560,000

3 1 1

- Stunning, Impeccably Presented - Fully Renovated Detached Bungalow
- High-Spec Open Plan Living - Stunning lounge/kitchen/diner with central island
- Contemporary kitchen with bespoke storage, integrated appliances
- Exceptional Location - One mile to Perranporth beach, moments from Saints Trail
- Beautiful Family Bathroom - Designer bathroom with premium fittings and atmospheric lighting—perfect for unwinding after a beach day
- Fully Renovated Throughout - Extensively remodelled to an exacting standard
- Approved Planning Permission (PA21/11874)
- Off Road, gated driveway parking for numerous vehicles
- Wraparound Landscaped Gardens - mature planting, colourful borders, lawn areas.
- Air-source underfloor heating



Beautifully renovated and impeccably presented detached bungalow in the heart of Bolingey, one mile from Perranporth Beach | Completely refurbished to a high standard, rewiring, replumbing, new windows, underfloor heating, and recessed LED lighting | Striking open plan lounge/kitchen/diner | Approved planning permission (PA21/11874) self-contained one-bedroom annexe and a side extension to add another bedroom and study | Luxury kitchen features bespoke storage, central island/breakfast bar and integrated appliances | Elegant family bathroom with premium fittings, marble vanity and atmospheric lighting | Spacious master bedroom | Additional versatile areas include a study/office and a utility/playroom, already plumbed for a future bathroom | Landscaped gardens feature mature planting, colourful borders, lawn areas, and decked alfresco dining space | Energy-efficient include air source underfloor heating and remote-controlled LED lighting, promoting sustainable and modern living.

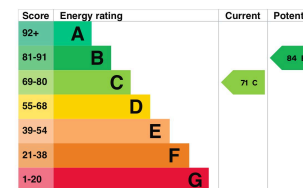




Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

01872 571 119
info@athomecornwall.co.uk

At Home Cornwall Ltd Company Reg: 12746530

athomecornwall.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements