





## Perrancoombe, Near Perranporth, TR6 - Sunshine All Day, 1 Mile from beach!

Offers In Region Of £795,000

🛏 3 🍷 2 🛋 2

- An Enchanting Cornish Retreat – Idyllic 3-Bedroom Detached Character Cottage
- South-Facing Garden – Enjoys all-day Cornish sunshine!
- Generous Driveway Parking – space for multiple vehicles.
- Two Stunning Lounges – Cosy lounge with granite fireplace and log burner.
- Two Modern Bathrooms – A large family bathroom with bath and shower, plus sleek en-suite
- Private Woodland Setting – private drive, elevated rural position with valley views.
- Half an Acre Gardens – with vibrant borders, large lawns & secret fire pit garden.
- One mile from Perranporth Beach and village amenities - 3 miles to St Agnes!
- Three Spacious Double Bedrooms – stylish master with modern en-suite
- Dual-Aspect Kitchen – Thoughtfully designed with subtle tones and a bay window seat overlooking the garden.

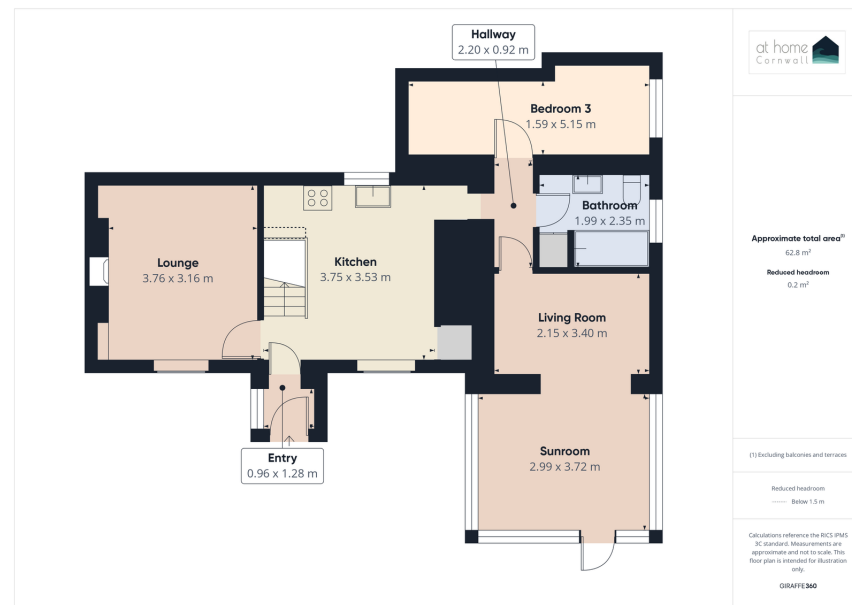


Enchanting Cornish retreat – Idyllic 3-Bed detached character cottage above Perrancoombe | Beautifully restored with period features in a contemporary coastal style | Generous Driveway Parking | Half an Acre Extensive grounds with vibrant borders, large lawns, bbq circle garden with a outdoor chimney, alfresco terrace, and secret fire pit garden | Private Woodland Setting – private drive, in a peaceful, elevated rural position with scenic valley views | South-Facing Garden – Enjoys all-day Cornish sunshine | Just one mile from Perranporth Beach, offering the perfect mix of coastal access and countryside tranquillity | Two Stunning Lounges – Including a cosy lounge with granite fireplace and log burner, and a sun-filled garden/sunroom with triple-aspect glazing | Three Spacious Double Bedrooms – Including a stylish master with modern en-suite and garden views | large family bathroom with bath and shower, plus a sleek en-suite in the master bedroom.





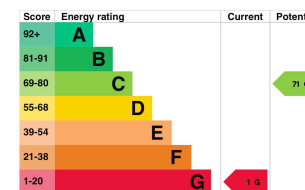




## Energy rating and score

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

[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