

## 23 Bolenna Lane,

Offers In Region Of £595,000

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- 3-bedroom with 1-bedroom annexe or 4-bedroom family home. Multi-generational living or a lucrative holiday let.
- Stunning open-plan living space: flooded with light, ideal for entertaining
- Master suite with en-suite: your own peaceful retreat with beautiful views.
- Utility room and ample storage: family-friendly practicality throughout.
- Five-minute walk to Perranporth Beach: the ultimate Cornish coastal lifestyle.
- Full-width balcony terrace: soak up sweeping valley views in the Cornish sunshine.
- Feature fireplace and log burner: cosy evenings after a day on the beach.
- Spacious vaulted entrance hall: a grand and welcoming first impression.
- Integral garage and driveway parking: convenience in the heart of the village.
- Tiered gardens with hot tub deck, chiminea, and pizza oven: designed for outdoor living.



Prime elevated position in sought-after Lower Bolenna | Stunning and versatile home! The ultimate Cornish lifestyle | Cleverly designed either a three-bed residence with a self-contained one-bedroom annexe or a spacious four-bed family home, it's perfect for multi-generational living or generating income from the proven holiday let annexe | Vaulted entrance hall sets the tone | Breathtaking open-plan kitchen, dining, and lounge space, floor-to-ceiling windows and double doors flood the home with light opening onto a full-width balcony terrace with spectacular views.



Tiered gardens: hot tub deck, pizza oven, chiminea, lawn, and multiple sun terraces | Master en-suite, utility room, garage, parking, just a short stroll to Perranporth Beach, this home truly delivers space, and style.