



Glendale, Chapel Hill, Bolingey, Perranporth, TR6 0DQ

£875,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached contemporary home
- Peaceful rural hamlet, 1 mile from Perranporth
- Spacious 2,600 sq ft accommodation
- Contemporary, highly specified & beautifully presented
- Panoramic uninterrupted countryside views
- South facing garden & large balcony
- Large garage, lots of parking across two driveways
- Video tour available



A truly stunning modern detached house nestled in the rural hamlet of Bolingey, 1 mile from Perranporth. A spacious and contemporary five bedroom home enjoying breathtaking uninterrupted countryside views.



The Property

Glendale is a stunning home built in 2013 with thoughtful design to make the most of this wonderful position in the rural hamlet of Bolingey. Deceptively spacious reverse-level 2,600 sq ft accommodation providing five bedrooms, three bathrooms and two fabulous reception rooms which make the most of the panoramic uninterrupted countryside views.

Entering the property a vaulted ceiling glazed hallway provides a light and generous entrance to the property with integrated storage, a WC, stairs to the lower ground floor and access to both reception rooms. You would be forgiven for being immediately drawn to the kitchen/dining/family room to the rear which enjoys the best of the views thanks to its vaulted completely glazed rear wall with bi-fold doors that open on to the balcony. With the South facing position and windows to all four aspects this is a room filled with natural light and provides a perfect hub of the home. There is newly fitted parquet flooring and a wonderful German-manufactured kitchen with a very high specification including 'slide & hide' doors on two ovens, multi ring gas hob, quartz worktops and clever integrated storage throughout.



The second reception room is not to be missed either – glazed double doors open from the entrance hallway into a high ceilinged living room with large windows to front and rear and oak-veneer flooring providing space for lounging and hobbies/work from home space.

Taking the stairs down to the lower level of the property the accommodation, by original design, provides five double bedrooms, the master with a dressing room and en-suite, as well as a second en-suite and family bathroom with Villeroy Boch fittings, tiled and oak-veneer flooring throughout. The current owners have cleverly separated the space so that the West side of the property (at the sacrifice of two bedrooms) provides annexe accommodation with its own individual access comprising an open plan living/dining room, kitchen, shower room and double bedroom – perfect for family members needing their own space or ancillary letting use perhaps. Towards the rear door of the lower level is a useful utility room next door to the great sized garage with electric door, power, light and fitted workbench.



The Outside

The outside of Glendale is a delight with the main attraction being the South facing balcony accessed from the first reception room. This resin-bonded glass railed sun terrace is the perfect place to enjoy the day round sunshine whilst taking in the beautiful views and provides plenty of private space for lounging and external dining. On the lower level is a lawned South facing completely enclosed garden with raised planted beds and hedging accessed from four of the bedrooms and to the side of the garage. An external staircase would link the outside spaces perfectly if desired, subject to the necessary consents of course. Parking is readily available across two gravelled driveways, one on each level, providing space for several vehicles off road.

Glendale is a genuinely special property and one that I recommend on viewing without hesitation.



The Location

Bolingey is a charming rural hamlet located on the north Cornish coast one mile from the well known seaside resort town of Perranporth. The location truly feels part of the surrounding rolling countryside and has a highly rated 17th century country inn and restaurant The Bolingey Inn serving great local ales and delicious seasonal dishes year round. There are fishing lakes nearby which can be seen from the property and the recently completed 'Saints Trail' provides well laid out easy walking and cycling routes across unspoilt scenery along the river into Perranporth in one direction and over to Goonhavern in the other.

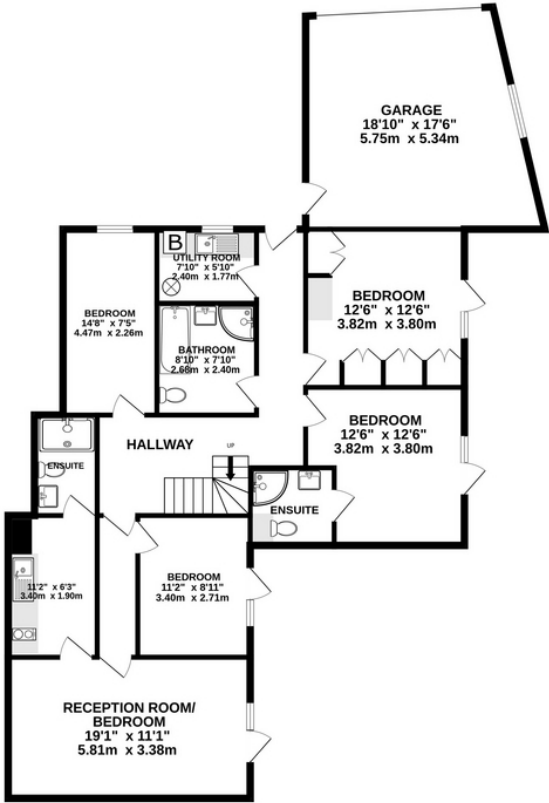
Perranporth is located on the nearby rugged coastline of north Cornwall, approximately 8 miles West of the city of Truro and 8 miles south of the town of Newquay. Best known for its glorious beach providing three miles of soft golden sand enjoyed by sunbathers, swimmers, dog walkers and surfers year round and backed by impressive sand dunes with dramatic coastline along the South/West coast path either side. The town itself provides a multitude of amenities for retail, groceries and dining with a particular highlight being 'The Watering Hole' which is the only pub in Britain which sits directly on the beach providing a fantastic entertainment hub for the area with music and events put on throughout the year and the perfect place to enjoy a drink as the sun sets over the horizon. Sports are well catered for in Perranporth with surf schools, football club, tennis courts, cricket club and rugby club as well as a highly rated links golf course sitting amongst the natural dunes with awe-inspiring views and plenty of challenge. The town is well connected with plenty of bus stop locations heading in all directions on a regular basis, driving you can be on the A30 to head East or West in around 10 minutes.



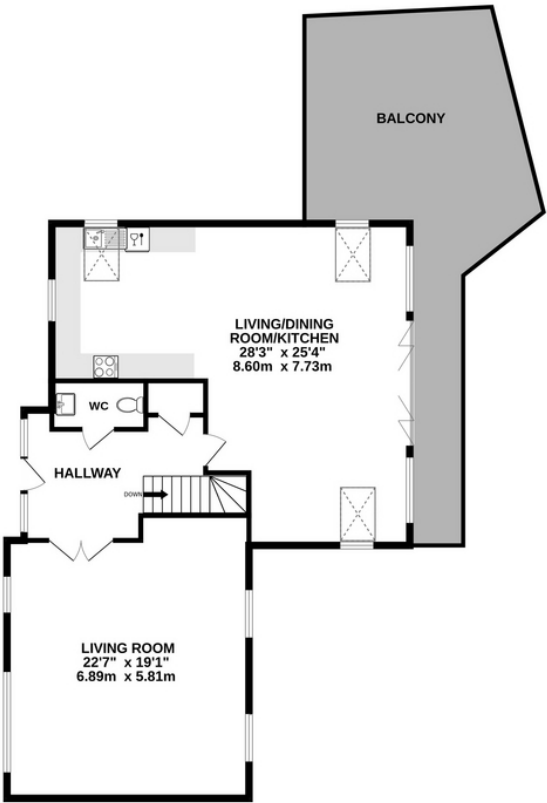


Floorplan

GROUND FLOOR
1484 sq.ft. (137.9 sq.m.) approx.



1ST FLOOR
1122 sq.ft. (104.2 sq.m.) approx.

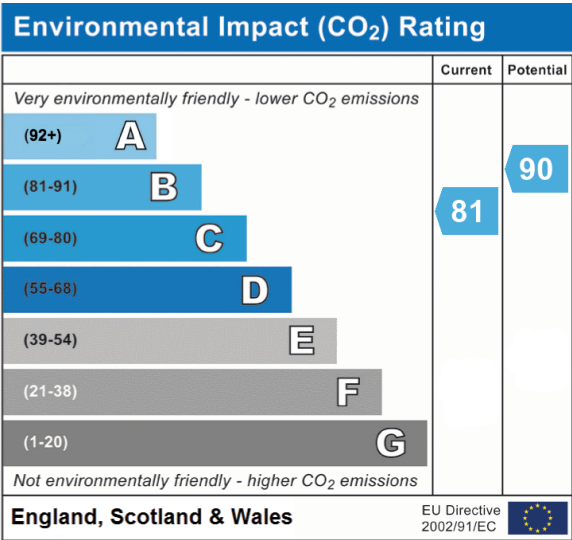
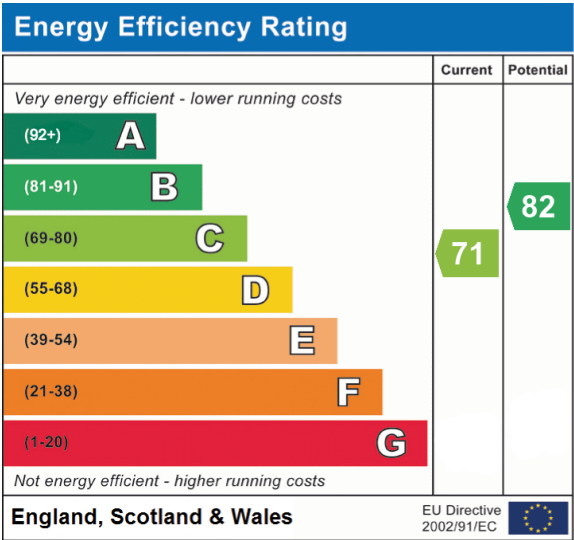


TOTAL FLOOR AREA : 2606 sq.ft. (242.1 sq.m.) approx.

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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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: E
Services: Mains water, drainage & electric are all connected, private propane gas tank providing underfloor gas central heating and cooking facility.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

