



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10058

Offers over £750,000

Lyndhurst,
Budnic Hill, Perranporth, Cornwall, TR6 0BU

FREEHOLD



Located just a stone's throw from the sand dunes of Perranporth beach, a stunning detached reverse level contemporary coastal home with over 1,800sq.ft. of well presented 4 bedrooomed, 3 bath/shower roomed accommodation and enjoying lovely southerly views over the village and obliquely towards the beach and sea. Occupying a large sloping garden plot with parking for 4/5 cars. A fantastic main or second home with the ability to walk to Perranporth beach without crossing a single road.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance, large open-plan living room/dining room/kitchen with full width sea view balcony. Bedroom 4. Shower room/wc/utility.

Lower Ground Floor Hallway, living room. Principal bedroom with en-suite shower room. 2 further double bedrooms (4 double bedrooms in total), family bathroom.

Outside Large lower parking area for 3 cars with pathway ascending to the terraced garden. Raised decked terrace and gangway with steps ascending to upper parking area accessed off Ramoth Way with parking for 1/2 cars.

DESCRIPTION

The availability of Lyndhurst represents a fantastic opportunity to acquire a individual contemporary reverse level home located in a prominent elevated location at the bottom of Budnic Hill enjoying fantastic far reaching southerly views out over Perranporth town centre, across rooftops to the golden sand beach and far out to sea.

The house, constructed in 2007, has attractive cream rendered elevations under a natural slate roof with double glazed, oil fired centrally heated accommodation and distinctive protruding canopied gabled end with covered sea facing balcony from which the best views of the house can be enjoyed. The property has been run as a successful holiday let and can be sold turnkey with all fixtures, fittings and furnishings included (bar personal effects) by separate negotiation, equally interest is expected from main home buyers and can be sold with vacant possession, no onward chain from October 2024.



Lyndhurst occupies a particularly large sloping garden plot which extends in total to approximately $\frac{1}{3}$ of an acre and sits on a broad grassed plateau which enjoys privacy and seclusion from the road below. From the bottom of Budnic Hill there is a large parking area for 3 cars and planning permission has been obtained for the construction of a garage if required. There is also access from Ramoth Way culminating in an additional parking area for a further 1/2 cars. From that upper parking area steps and a decked gangway leads to a decked rear terrace with the main accommodation on this upper floor. An entrance hall leads to a broad 26'9" wide main living room/dining room/kitchen with open vaulted ceiling increasing the feeling of space. There is space for easy chairs and sofas, a six seater dining table and also a well fitted kitchen with wood fronted units and a range of integrated appliances. The living space has both light and views through a full height sliding glazed door which overlooks and opens out onto a full width sea view balcony perfectly positioned

to watch the afternoon and evening setting sun. Completing the upper floor is a double bedroom with adjacent shower room/wc/utility.

On the lower ground floor there is a generous (16' x 14'9") living room with full height glazed sliding doors overlooking and opening out onto the garden. The principal bedroom, also on the south side of the house, is a generous double with well fitted en-suite shower room and there are two further large double bedrooms both using a well fitted family bathroom. From the lower ground floor there is also access out onto the garden.

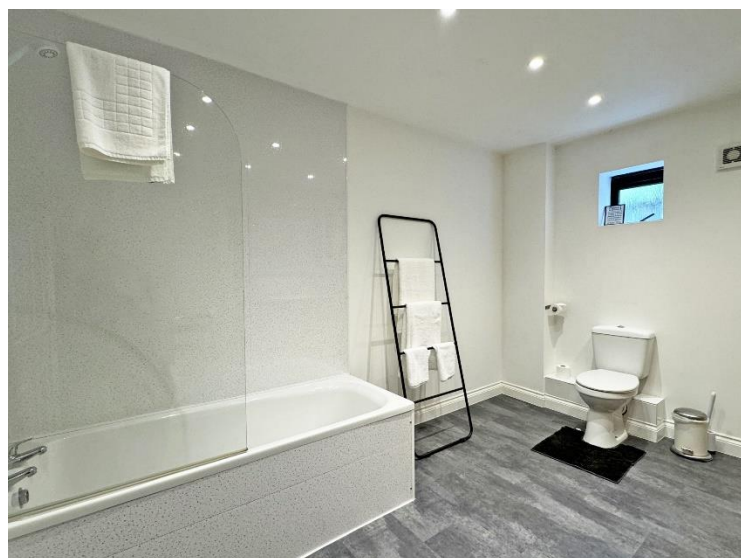
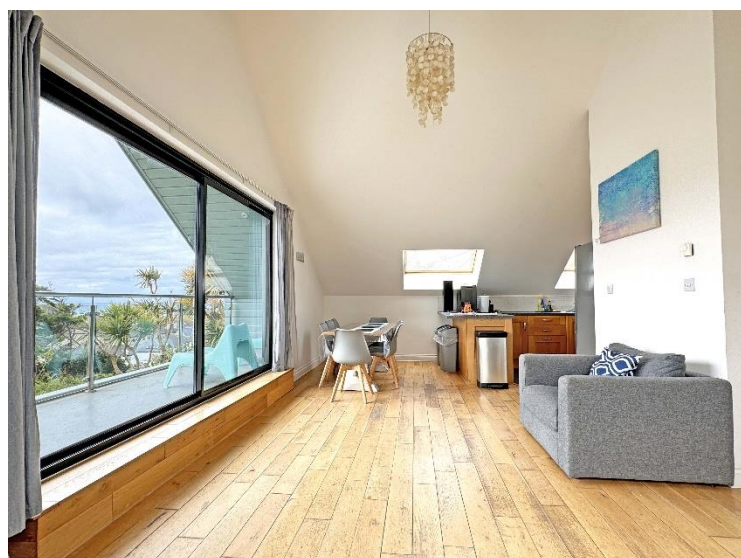
All in all, a highly individual coastal contemporary home enjoying a fabulous setting just a short stroll from the beach with all the day to day amenities of the thriving coastal town literally on our doorstep. Early viewing is wholeheartedly recommended by the vendors sole agent.



LOCATION

Perranporth is a popular coastal town close to Truro and is at the head of Perran Sands Beach, one of Cornwall's longest open sandy expanses with a mix of sand dunes and cliffs at its rear. The beach is popular with surfers and kite surfers and is manned by lifeguards throughout the summer season. Perranporth has a great range of shops, a doctors, chemist, bank and restaurants, and has become increasingly popular for both visitors and locals alike in recent years. On the hillside above the property is the championship links course of Perranporth which is regarded as a challenging test but enjoys some of the most breathtaking views from any golf course in the area.

A few miles away is the equally sized and very characterful village of St Agnes with steep Victorian streets which tumble down the hillside to Trevaunance Cove and sea. St Agnes has a further range of shops, restaurants, inns and facilities. Perranporth is also one of the closest beachside towns to the north coast of Truro, Cornwall's capital city, offering the widest range of facilities in the county and also with a mainline railway station linking Truro to London Paddington.







GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR6 0BU.

SERVICES Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS What3words: ///decisive.reputable.bypasses.

From Perranporth Golf Club proceed down Budnic Hill passing the Texaco Garage on the left hand side and as the road bears round to the left the parking area for Lyndhurst is the second last house on the right hand side just prior to the sandy track which leads to The Watering Hole.

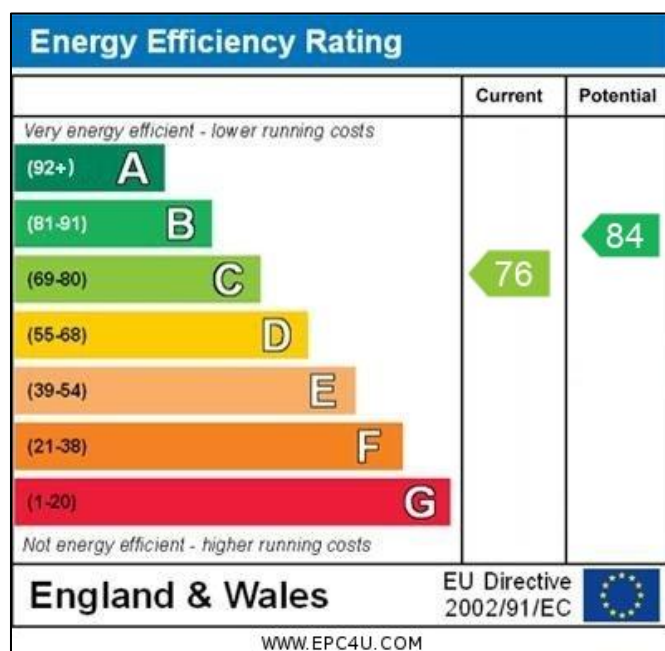
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

