



Chy Kernow





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Bolingey, Perranporth, TR6 0DH

Perranporth 1 mile St Agnes 5 miles Newquay 8 miles

An elegant detached family home nestled in the picturesque rural village of Bolingey.

- Elegant 5 Bedroom Detached Family Home
- Edwardian Conservatory
- Large Garage & Workshop
- Many Period Features
- Freehold
- Balcony & Ensuite to Master Bedroom
- Rural Location Close to the North Coast
- Parking for approximately 8 Vehicles
- Refurbished to a High Standard
- Council Tax Band F

Guide Price £995,000

## SITUATION

The property stands in the very heart of the pretty rural village of Bolingey which is only 1 mile from the glorious north coast and benefits from proximity to the 17th Century Bolingey Inn.

A 1.2 mile walk or 1 mile drive will take you to the nearest beach located in Perranporth. This popular north coast resort boasts around 3 miles of golden sandy beach and is renowned for its excellent surfing and the Chapel Rock landmark. Perranporth town provides a range of shopping, schooling and other facilities, however, a more comprehensive range of amenities can be found in the Cathedral city of Truro approximately 9 miles distance. In addition to the existing Perranporth Primary School a brand new secondary school is due to open in September 2026 to serve the North Coast Villages.

The property is also ideally placed in an area abounding with a number of delightful countryside walks, including easy access to the recently completed multi-use Saints Trail, whilst the scenic south west coast path is accessed at Perranporth, meandering southwards towards St. Agnes and northwards to Holywell Bay.

From Truro there is a mainline railway station connecting with London Paddington whilst Newquay Airport has an ever expanding number of daily flights to London and the south east amongst other destinations.

## DESCRIPTION

This elegant detached family home, built circa 1850, is set in the picturesque village of Bolingey and has been painstakingly restored and updated inside and out by the owners. You will find glimpses of the property's historical architecture throughout. The generous accommodation includes a master bedroom suite with en-suite shower room, walk-in wardrobe and private balcony. The further four bedrooms are easily served by two well appointed family bathrooms.





The ground floor accommodation includes an impressive Edwardian entrance conservatory finished with ornate leaded stained glass door and windows and heritage tiled floor and walls. The expansive kitchen/dining/sitting room was refurbished in 2022 and finished with honed black granite worktops and edging, integrated boiling water tap, granite resin double sink and oil fired AGA range plus integrated electric oven and hob. This room also has sliding doors to the patio seating area and picture window to garden. There is a generously sized separate lounge with twin bay windows, feature heritage stained glass windows, log burner and period plaster coving. This home also has a third reception room currently used as a formal dining room but could be used as part of a multi-generational living space. An additional bathroom and utility area can be found on the ground floor.

## OUTSIDE

This stunning home is tucked back from the road and screened by a mature hedge. It can be approached either through a pedestrian gate to the entrance conservatory or wide tarmacadam driveway suitable for numerous vehicles with a double timber farm gate leading to the garage, gardens and property.

The garage is a generous size with electric roller door and side pedestrian door. Garage has power, lighting and loft storage.

A large south facing stone patio area extends to the side passing underneath the balcony and leading to the kitchens sliding doors. The garden extends to the front of the property, being principally laid to lawn surrounded by mature shrubs and trees including a Larch tree, an Elder tree and an Italian Cypress tree. To the rear the garden has a small west facing stone patio space together with a delightful area of lawn and garden with steps to the balcony. There is a large mature Whitebeam tree and a feature Acer tree and plenty of mature shrubs.

Behind this area is an additional large area of lawn with Portuguese Laurel hedging together with a number of White Beam Trees and several Cherry Trees, furthermore there is an area of six young fruit trees. A rare large Copper Sycamore Tree lies at the southern extremity of the property.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

## SERVICES

Mains water, electric and drainage. Oil fired central heating. Solar thermal water heating. Broadband speed 16 – 1000 Mbps download, Mobile coverage indoors – EE, Three, O2 and Vodafone. Mobile coverage outdoors – EE, Three, O2 and Vodafone.

## DIRECTIONS

From Truro proceed on the B3284 for approximately 4.5 miles. On reaching the junction with the A3075 turn left and then immediately right to stay on the B3284. After 3 miles turn right on to Bolingey Road, signposted Bolingey and Penwartha. At the T-junction at the bottom of the hill turn right on to Penwartha Road. The property is on the right hand side just after the Bolingey Inn.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	76
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Area = 3075 sq ft / 285.6 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 3347 sq ft / 310.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1118960