



 Millerson  
*Select*

**Tregonnan Eureka Vale**  
Perranporth

**£575,000**

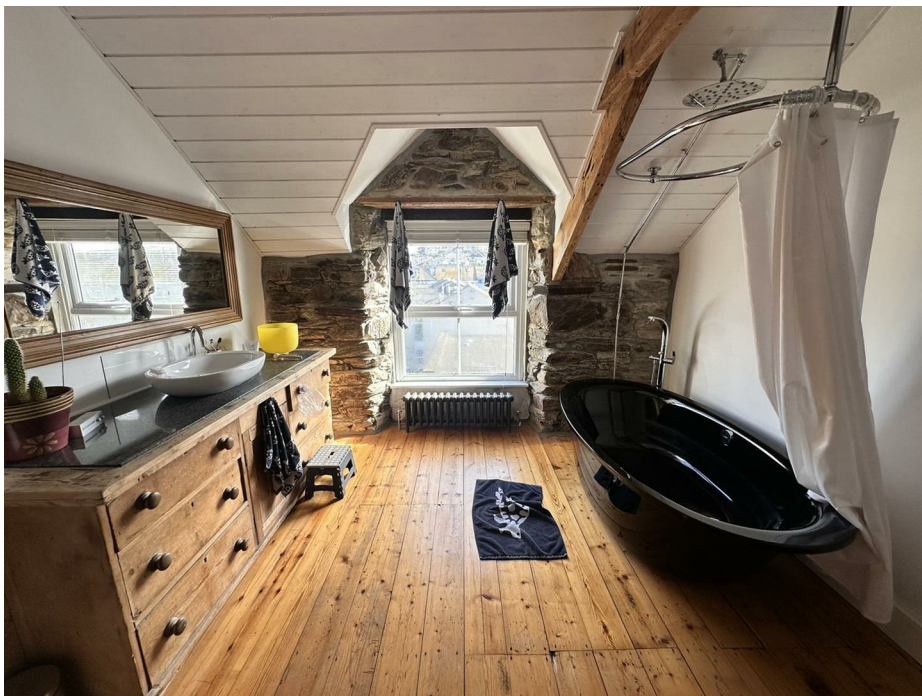
# TREGONNAN EUREKA VALE

## Perranporth

- STUNNING FOUR BEDROOM 2 BATHROOM SPACIOUS RESIDENCE
- JUST FOOTSTEPS FROM PERRANPORTH BEACH
- SOUGHT AFTER TUCKED AWAY LOCATION
- BEAUTIFULLY RENOVATED THROUGHOUT
- BEAUTIFUL ORIGINAL FEATURES
- INCREDIBLE SECOND FLOOR SPACE WITH BATHROOM AND DRESSING AREA
- LOW MAINTENANCE GARDENS
- NO ONWARD CHAIN

A STUNNING AND SPACIOUS FOUR BEDROOM TWO BATHROOM PERIOD PROPERTY PRESENTED IN SUPERB CONDITION JUST FOOTSTEPS FROM PERRANPORTH BEACH! BEAUTIFULLY RENOVATED A FEW YEARS AGO, THIS IS A FABULOUS FAMILY HOME IN A SOUGHT AFTER TUCKED AWAY LOCATION IN THE HEART PERRANPORTH. A MAGICAL OPPORTUNITY!





## DESCRIPTION

A tremendous and substantial period property in this highly desirable part of Perranporth, just footsteps from the beach, yet in a gorgeous tucked away location. The property has been beautifully renovated and restored a few years ago, with a wealth of period features retained, along with beautifully exposed stone walls. The top floor suite is a real stand out feature, with an open plan room coupled with a dressing room and spectacular bathroom. The accommodation comprises Living room, dining room, Kitchen, Utility room and ground floor W.C. On the first floor, there's a wonderfully light triple aspect bedroom with vaulted ceiling and exposed stone walls, two further stunning double bedrooms and a modern bespoke family Shower room. A further full staircase rises to the second floor and opens up into the most wonderful room, with vaulted ceilings and with windows to front and rear, which is subdivided into three generous spaces including a marvellous bathroom with standalone bath. All in all a fabulous and sizeable residence full of charm and style in a tucked away desirable location just footsteps from Perranporth beach.

## ENTRANCE

timber part glazed obscured door opening into:

## ENTRANCE HALL

A lovely entrance with stripped, distressed original timber flooring. Door opening into Living room. Open access through to dining room. stairs to first floor. Victorian Cast Iron Radiator. LED spotlights over.

## LIVING ROOM

14'3" x 12'3" (4.345m x 3.747m)

A lovely spacious room with exposed stone walls. Original floorboards. uPVC double glazed window overlooking the front garden. Victorian Radiator. Raised open fireplace with stone hearth. This room could also be used as a ground floor Bedroom.

## DINING ROOM

15'10"> x 11'1" (4.830> x 3.384)

Another well proportioned sunny room with slate flooring. Exposed stone walls. uPVC double glazed window to rear courtyard. Multi fuel burner with stone hearth. LED spotlights over. Under stairs storage cupboard. Built in bookshelves. Open access doorway through to Kitchen

## KITCHEN

11'10" x 9'7" (3.632m x 2.928)

A continuation of the slate flooring from the Dining room leads into this tremendous Kitchen, which enjoys plenty of natural light thanks to two glazed double doors leading out into the rear courtyard. A range of floor standing and wall mounted cupboard and drawers, with work surfaces over. Integrated Smeg Dishwasher. Recessed and Integrated Bosch double oven. Four ring Samsung Induction hob with extractor fan over. 1/1/2 bowl ceramic sink with drainer board and mixer trap over. Exposed stone walls. Two timber double glazed double doors leading out into Courtyard. Beamed ceiling. Open access through to Utility Room.

## UTILITY ROOM

10'4" max x 6'8" max (3.167m max x 2.052m max)

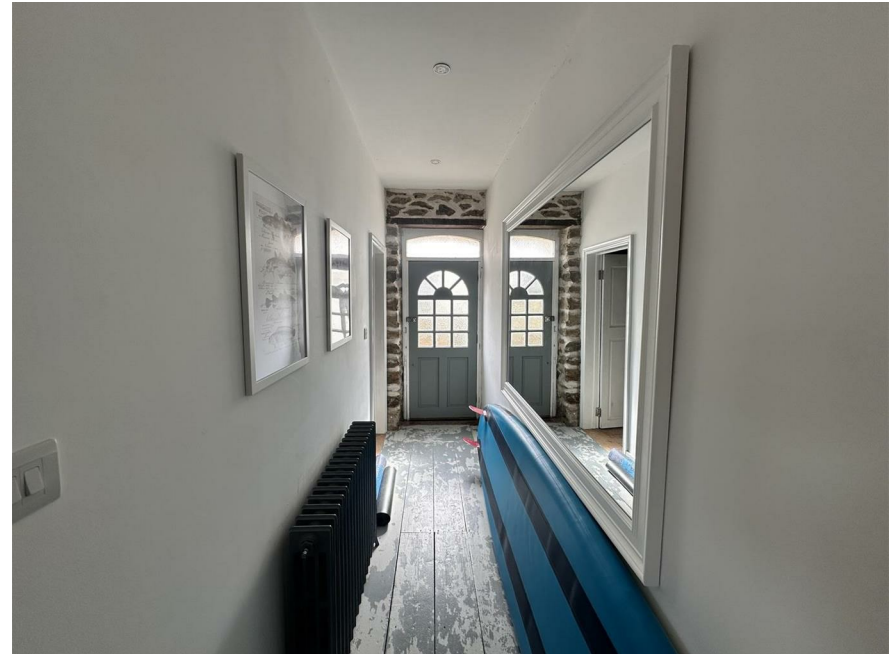
A lovely room with vaulted ceiling. Slate tile flooring. Space for American style fridge/freezer. Cupboard housing high pressure water cylinder. Exposed stone walls. Velux window providing an abundance of natural light. Victorian Radiator. Two steps down to door opening into W.C.

## GROUND FLOOR WC

Slate flooring. Low level WC. Wall mounted wash basin. Exposed stone wall. Wooden casement double glazed obscured window to side.

## FIRST FLOOR

A turning staircase giving access to one bedroom on the half landing.



### **BEDROOM 1**

12'11" x 9'6" (3.956 x 2.907)

A stunning bedroom with vaulted ceiling, with three Velux windows and three double glazed windows, absolutely bathing the room in natural sunlight. Pine floorboards. Exposed stone walls. Exposed rafter and beams. three double glazed windows, all with slate sills beneath. Recessed Victorian radiator. Three Velux windows in vaulted ceiling.

### **FIRST FLOOR LANDING**

Exposed original floorboards. uPVC double glazed window to front elevation. Victorian radiator. Doors leading to bedrooms 2 and 3 and family shower room. LED lights over. Staircase leading to 2nd floor.

### **BEDROOM 2**

11'10" x 9'2" (3.628 x 2.802)

A tremendous double bedroom with uPVC double glazed window to front elevation, with Victorian Radiator beneath. Exposed stone walls. Ornamental Victorian fireplace with slate hearth.

### **BEDROOM 3**

11'10" x 7'11" (3.615 x 2.428)

Another superb double bedroom, currently arranged as a twin room. Original floorboards. uPVC double glazed window to rear elevation. Victorian Radiator.

### **FAMILY SHOWER ROOM**

11'10" x 5'9" (3.610 x 1.760)

Original floorboards. A modern shower suite comprising of double size easy access shower cubicle with rain soak effect shower unit with wall mounted and plumbed controls. Low level WC. Feature rough cast stone sink unit with mixer tap over. Hidden push cupboard beneath. Timber casement double glazed obscured window to side elevation. Part slate tiled to two walls. Wall mounted vertical tubular radiator. Deep cupboard with space and plumbing for washing machine and tumble dryer. LED lights over.

### **LOFT ROOM**

23'4" x 17'8" overall dimension (7.122 x 5.396 overall dimension)

A turning staircase leads up into what can only be described as one of the most spectacular rooms we've seen in quite some time! The overall space has been subdivided into a main room, a stunning bathroom and dressing room, which combine to create a marvellous overall space. With a spectacular vaulted ceiling and windows to front and rear of the room, this incredible space is flooded with sun light.

### **MAIN ROOM**

17'8" max x 13'0" (5.403 max x 3.978)

A stunning space with pine floorboards, uPVC double glazed window to rear elevation, further uPVC double glazed obscured window to rear elevation. Victorian Radiator. Open access into dressing room. double Victorian timber doors opening into Bathroom. Vaulted ceiling. Exposed beams and rafters.

### **DRESSING ROOM**

10'6" x 6'5" (3.223 x 1.976 )

Pine floorboards. uPVC double glazed window to front elevation. Exposed rafters.

### **BATHROOM**

10'10" x 10'3" (3.318 x 3.125)

A remarkable bathroom suite with pine floorboards. Standalone jet black Kaldewei bath with mixer tap to side and shower attachment over. Part exposed stone walls. Victorian radiator. Timber bureau with polished granite inset with pebble style sink over. Low level WC. Exposed beams and rafters. uPVC double glazed window to front elevation.

### **OUTSIDE**

To the front of the property, accessed from the front door, there's a very pleasant and private low maintenance front garden which is laid to level chippings. this area is perfect for outdoor dining. This space extends around the side of the property and runs around to the rear. To the rear of the property there is a further low maintenance courtyard garden, an open archway leads to a parking area suitable for parking two/three vehicles on the driveway.

### **SERVICES**

Mains Electricity, Mains water, Oil fired Central heating, however none have been verified.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	31	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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