



MAGPIES

PERRANCOOMBE, PERRANPORTH,
TR6 0HX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED HOUSE IN A FABULOUS LOCATION

This four-bedroom home offers a versatile layout, perfect for a variety of buyers.

Featuring two en-suite bedrooms on the first floor and two additional bedrooms on the ground floor, complemented by another shower room, this home provides both comfort and convenience. The spacious open-plan kitchen and dining area connects well to a bright and airy lounge, creating an inviting living space.

Outside, a private driveway offers parking for 2–3 cars alongside a garage. The terraced garden enjoys picturesque views, with its west-facing aspect ensuring plenty of sunshine.

Situated in a scenic valley setting with a wooded backdrop, this home is just a short, level walk to Perranporth Beach—ideal for those looking to enjoy coastal living.

GUIDE PRICE £595,000

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PHILIP MARTIN

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GENERAL COMMENTS

Magpies is situated in an elevated scenic valley setting with a wooded backdrop, just a short, level walk to Perranporth Beach, ideal for those looking to enjoy coastal living.

This four-bedroom property offers a versatile layout, perfect for a variety of buyers. There is a spacious open-plan kitchen/breakfast room which connects well to a bright and airy lounge along with two bedrooms on the ground floor, complemented by a shower room and small utility. The property features two large double bedrooms on the first floor both with en-suite facilities and private balcony's over looking the rear gardens.

A private driveway offers parking for 2-3 cars as well as a good sized garage. The terraced garden enjoys picturesque views, with its west-facing aspect ensuring plenty of sunshine. Please note that the garden features various steps and pathways, which may pose challenges for those with limited mobility.

LOCATION

Perrancombe is a delightful and sort-after hamlet situated within walking distance of Perranporth and set within a valley providing protection from the elements. It gives easy access to the stunning North Cornish Coast, and is only a five minute drive from the A30 and thus wider Cornwall. Set back from Perranporth centre, it is a peaceful hamlet with little through traffic. Most houses in Perrancombe are occupied year around by full time residents allowing a strong community atmosphere. Another popular coastal location nearby is St Agnes.

Perranporth is a vibrant coastal town on Cornwall's north coast, best known for its stunning three-mile-long sandy beach and dramatic Atlantic waves, making it a haven for surfers and beach lovers alike. Rich in history, the town is closely linked to the famous author Winston Graham and has a strong mining heritage. Today, Perranporth offers a lively atmosphere with an array of shops, cafes, pubs, and restaurants, including the unique Watering Hole, the UK's only bar on the beach. The town also serves as a gateway to the South West Coast Path, offering breathtaking clifftop walks and scenic views. With its mix of natural beauty, outdoor activities, and community spirit, Perranporth is a popular destination for both visitors and residents. The main A30 trunk road offers excellent links to the rest of the county and with easy road access to nearby Newquay airport.



In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

LOUNGE/DINING ROOM

7.03 x 3.65 (23'0" x 11'11")

With two huge windows overlooking the front gardens enjoying the sun for the afternoon and into the evening. Wood burning stove set on a slate hearth.

KITCHEN/BREAKFAST ROOM

4.85 x 2.83 (15'10" x 9'3")

Fitted with a range of base and eye level units with worktop over, sink and drainer inset. Space and plumbing for dishwasher. Fitted oven and electric hob. Dual aspect with windows to the rear and door opening to the side. Breakfast bar.

BEDROOM 3

3.47 x 3.4 (11'4" x 11'1")

Window to front.

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BEDROOM 4

3.43 x 3.33 (11'3" x 10'11")

Window to rear and built in wardrobes.

SHOWER ROOM

1.95 x 1.68 (6'4" x 5'6")

W.C., wash hand basin and shower.

UTILITY

Space and plumbing for washing machine and wash hand basin. (Previously a cloakroom with w.c.)

FIRST FLOOR

A turning staircase with Velux window providing plenty of natural light.

MASTER BEDROOM

5.24 x 4.82 (17'2" x 15'9")

With sliding doors opening to a private balcony. Storage space in the eaves.

EN-SUITE

2.88 x 2.83 (9'5" x 9'3")

A white suite with panelled bath, w.c. and wash hand basin. Velux window.

BEDROOM 2

4.8 x 4.8 (15'8" x 15'8")

With sliding doors opening to a private balcony. Storage space in the eaves.

EN-SUITE

2.91 x 2.07 (9'6" x 6'9")

Corner shower, w.c. and wash hand basin.

OUTSIDE

The property is approached via a gravelled driveway with parking for 2 cars and access to the garage. A path leads up through the front gardens which are well stocked.

GARAGE

8.52 x 3.37 (27'11" x 11'0")

With metal up and over door, light and power connected.

REAR GARDENS

The rear gardens are larger than one might expect

and offer several terraces, some for planting and other areas for sitting out. At the top of the garden there is a lovely summerhouse and BBQ area, which enjoys open west facing views.

SERVICES

Mains water, drainage and electricity. Heating by electric night storage radiators

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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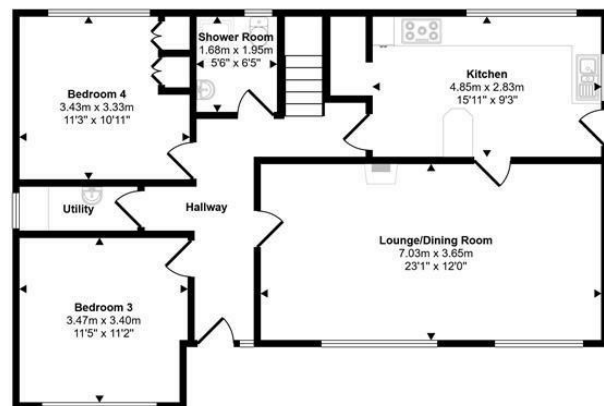
COUNCIL TAX

Band E.

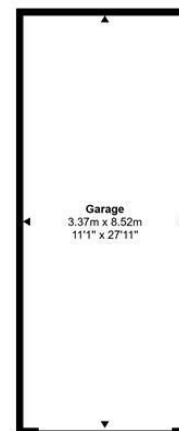
DIRECTIONS

From Chiverton Cross junction on the A30, head East towards Newquay on the A3075. In 1.5 miles, take the left turn signposted Perranporth (B3284). In just over 2 miles, take the left turn sign posted Perrancoombe. Continue on this road for 0.5 miles and the property will be found on the right hand side of the road.

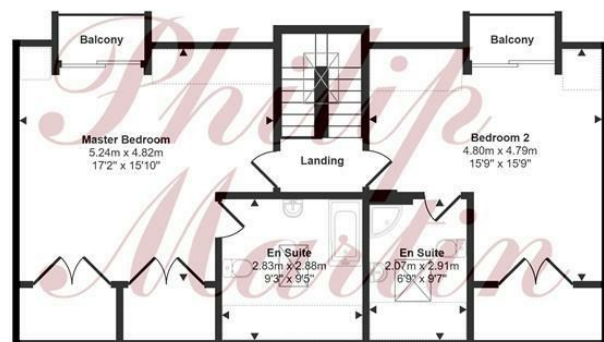
Approx Gross Internal Area
194 sq m / 1986 sq ft



Ground Floor
Approx 84 sq m / 905 sq ft



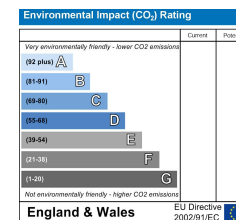
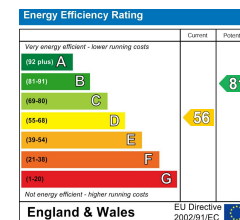
Garage
Approx 29 sq m / 309 sq ft



First Floor
Approx 72 sq m / 771 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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