



Perrancoombe, TR6 0JQ
£1,000,000

goundrys
SALES

- Idyllic Position
- Large Gardens
- Four Bedroom Cottage
- One Bedroom Annexe

Tucked away in the peaceful hamlet of Perrancoombe, this charming and characterful detached residence sits within approximately one acre of beautifully maintained, predominantly lawned grounds. Offering an exceptional degree of privacy, this unique home is surrounded by a natural border of woodland and a gently flowing stream, creating a truly idyllic setting.

The main residence features well-presented and versatile accommodation, comprising four bedrooms, a shower room on the first floor. Downstairs, you'll find a welcoming kitchen, a bright and airy living dining room with a wood burning stove with a stone surround, a conservatory overlooking the beautiful gardens, and additional family bathroom – all thoughtfully maintained and tastefully updated in recent years.

Adjoined to the main house is a beautifully finished one-bedroom annexe, ideal for multi-generational living, guest accommodation, or potential holiday let. This contemporary addition includes a spacious open-plan kitchen/living area complete with a wood-burning stove, and a stylish mezzanine bedroom with ensuite above – built just 7-8 years ago to a high standard.





There is also planning permission for a mobile home or similar to be built in the front garden.

The grounds are truly a highlight of this property, with a large front garden that flows down to a picturesque stream-side seating area known as 'The Creek' – perfect for relaxing in nature. To the rear, discover a hidden gem – the enchanting 'secret garden', where winding pathways lead you through peaceful greenery. Ample parking completes the package, making this a practical yet serene family home.

Whether you're seeking a countryside haven, space for extended family, or simply room to breathe, this delightful home offers something truly special.

Information

Tenure : Freehold

Material Information

Council Tax – D (Source :

<https://www.tax.service.gov.uk/check-council-tax-band/property/317541185>)

We understand the property has mains water supply with private drainage. There is Oil fired heating in the main dwelling.

Broadband : Standard OR Superfast – 17mbps to 1000mbps download speeds (Source OFCOM LINK :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr60jq&uprn=10001207479>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – Indoor limited / none , Outdoor Likely / limited

– (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR60JQ&uprn=10001207479>)

Planning / Restrictions:

Granted a Certificate Of Lawfulness For Proposed Use Or Development

Application number : PA22/09931 - For the proposed positioning of a caravan/cabin within the residential curtilage of the site. Further conditions apply.

Annexe / Extension Restriction

Application number :PA17/00853

The development hereby permitted shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as Blowinghouse Cottage and shall not be used at any time as a separate residential unit of accommodation.



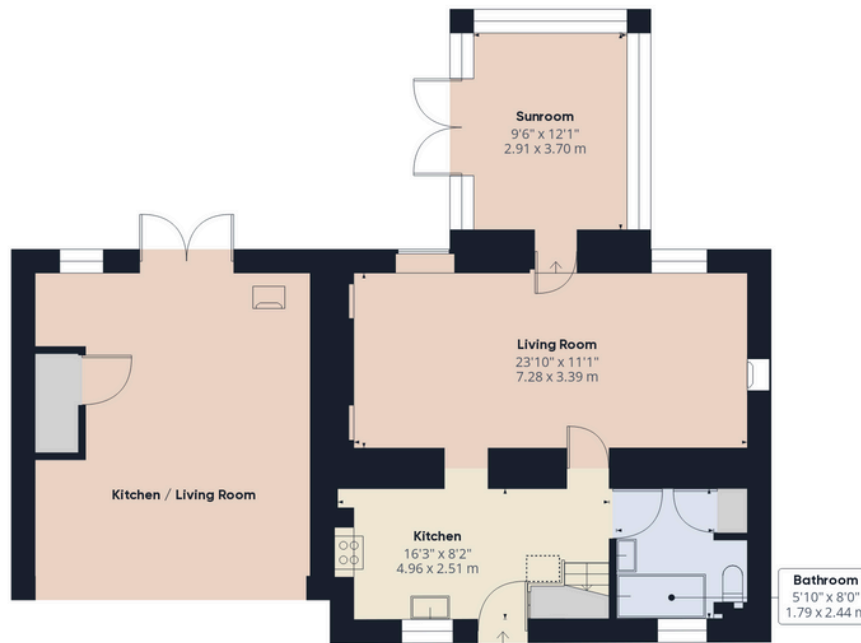


Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor

Approximate total area⁽¹⁾

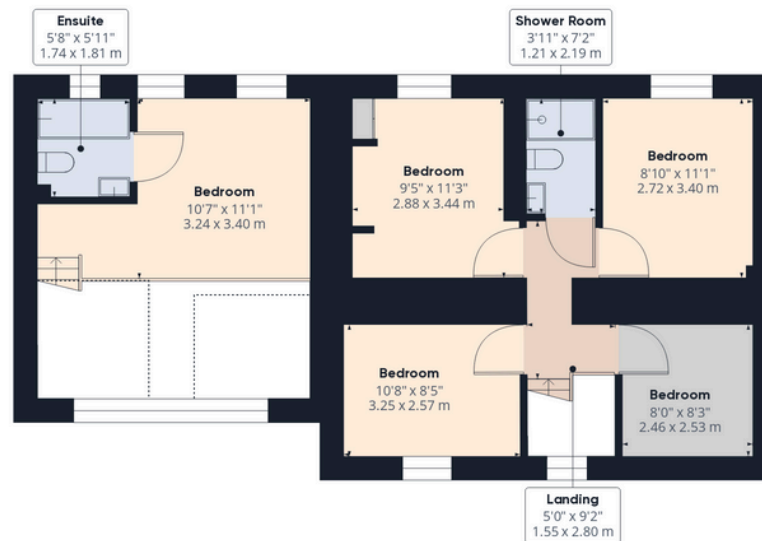
1199.86 ft²

111.47 m²

Reduced headroom

80.84 ft²

7.51 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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