



Perranporth, Detached family home with sea views

Perranporth
your days

£550,000

Council Tax Band: E

Tenure: Freehold

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

Located within a small modern development, this impressive detached four-bedroom home enjoys a fabulous elevated position with far-reaching sea views across Perranporth beach. Designed with modern living in mind, the property offers stylish reverse-level accommodation, making the most of its outlook and outdoor space.

On the ground floor, the welcoming entrance hallway gives access to three well-proportioned bedrooms, all with useful built-in wardrobes, with the principal bedroom benefitting from a contemporary en suite shower room. A modern family bathroom and practical utility room complete this level.

Upstairs, the first floor is centred around a superb open-plan living/kitchen/dining space, a light and sociable area that opens out to both a balcony overlooking the garden and a fantastic terrace, providing the perfect spot for enjoying the wonderful sea views across Perranporth. Also on this floor is a versatile fourth bedroom, equally suitable as an additional reception room, home office, or hobby space.

Externally, the property benefits from a car port, alongside an enclosed rear garden with patio and an elevated lawned area – an ideal space for relaxing and entertaining.

This is a superb modern home in one of Cornwall's most sought-after coastal towns, offering stylish interiors, flexible accommodation, and breathtaking sea views.

Location

The property is located in Perranporth, one of Cornwall's most popular coastal villages, famed for its three-mile sandy beach, surf culture, and vibrant community. The village offers a wide range of amenities including shops, cafés, restaurants, and pubs, as well as a primary school, medical centre, and leisure facilities. Perranporth also provides direct access to the South West Coast Path, offering some of the most scenic walks in the county. Convenient transport links make Truro, Newquay, and the A30 easily accessible, making this an ideal location for both permanent residences and holiday homes.





Information

Tenure: Freehold

An estate management fee of £287.12 annually

Council Tax Band: E (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Underfloor LPG

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: 73 (C) – Certificate valid until 28 October 2030

Broadband: 16–1800 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

For further material information, please contact the office.

Anti-Money Laundering Compliance – Purchasers. In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers. To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.







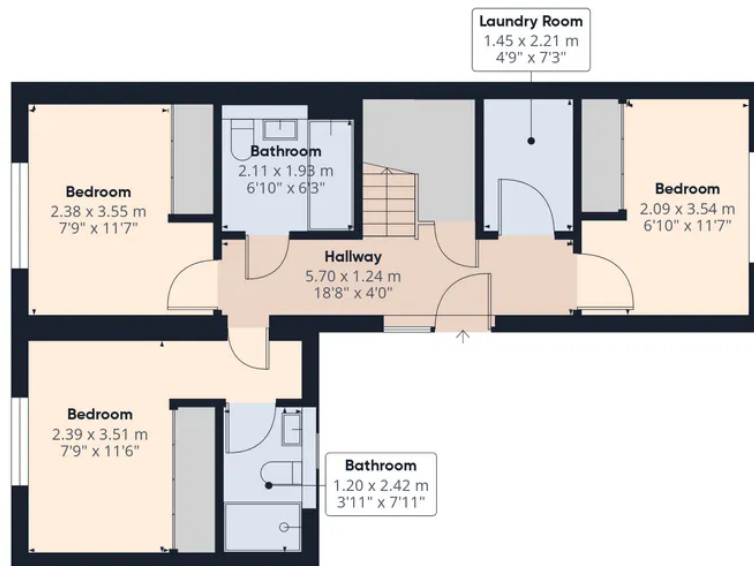
Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive
2002/91/EC





Ground Floor



Floor 1



Approximate total area⁽¹⁾

113 m²
1215 ft²

Balconies and terraces

21 m²
226 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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