



# Perran Water 31b Tywarnhayle Road

Perranporth, TR6 0DX

Guide Price £650,000



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## The Property

This is a unique property with versatile living accommodation and large balcony, overlooking Perranporth. The property is a five double bedroom home but is split into two self-contained areas and was previously used as a 4 bedroom home with separate one bedroom apartment.

The main living area encompasses a spacious, well-appointed kitchen/diner featuring an impressive island, a haven for culinary enthusiasts. Adjoining the kitchen is a double bedroom accessible through a welcoming hallway.

Further along the hallway, discover the master bedroom, bathroom, and a spacious living room serving as the focal point of this expansive abode. Currently divided into distinct lounging and dining areas, the living room grants access to the balcony, commanding breathtaking views of Perranporth.

Ascending to the first floor reveals two additional bedrooms, a bathroom, and ample built-in wardrobes and eaves storage, ensuring functionality and convenience.

Descending to the lower ground floor reveals a separate living area, a bedroom complete with an en-suite shower room, and an additional room, formerly a kitchen, easily convertible into one, presenting an ideal investment opportunity for an apartment.

Outside, the property features enclosed gardens, a garage, and driveway parking, completing the package of this exceptional residence.

## The Main House

### Kitchen

16'8" x 11'1" (5.08m x 3.38m)

### Bedroom

11'0" x 8'0" (3.35m x 2.44m)

### Inner Hallway

19'2" x 5'10" (5.84m x 1.78m)

## Living Room/Diner

22'7" x 12'11" (6.88m x 3.94m)

## Balcony

The balcony can be accessed from the living room or the porch and wraps around the front and side of the property.

## Bedroom

15'9" x 9'10" (4.80m x 3.00m)

## Bathroom

7'9" x 7'5" (2.36m x 2.26m)

## Porch

6'10" x 5'11" (2.08m x 1.80m)

## First Floor Landing

## Bedroom

15'3" x 9'0" (4.65m x 2.74m)

Ample built-in wardrobes and storage.

## Bedroom

11'6" x 10'10" (3.51m x 3.30m)

## Bathroom

6'6" x 5'4" (1.98m x 1.63m)

## The Annexe

This part of the property has its own entrance and direct access to the lawned gardens. It currently comprises a room that used to be a kitchen, a living room, double bedroom and shower room. It would be perfect for those looking for a holiday investment or an annexe for an additional member of family.

## Kitchen

16'5" x 5'11" (5.00m x 1.80m)

## Living Room

12'4" x 10'5" (3.76m x 3.18m)

## Bedroom

12'4" x 12'3" (3.76m x 3.73m)

## En-Suite Shower Room

## Garage

15'3" x 8'9" (4.65m x 2.67m)

Tel: 01872 571454

## Gardens

The main living room of the property has a spacious balcony around, with views around Perran to the beach and to the lower grounds of the property you have lawned gardens.

## Parking

Driveway parking for two cars with room for one in the garage.

## Directions

Sat Nav: TR6 0DX

What3words: ///given.bunkers.cured

For further help please call Camel Homes

## Property Information

Age of Construction: 1980's (Assumed)

Construction Type: Block (Assumed)

Heating: Oil

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: D62

Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



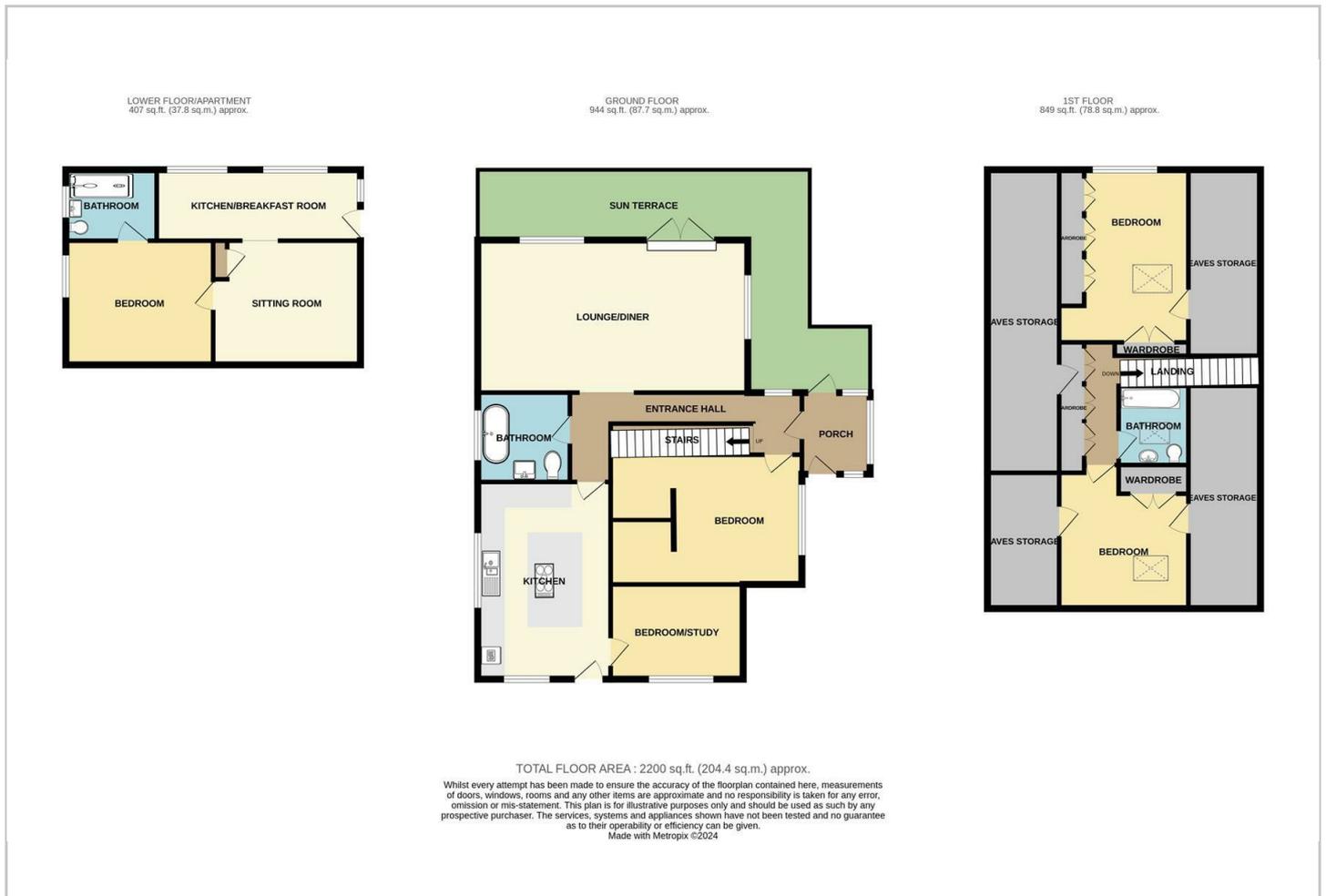
## Hybrid Map



## Terrain Map



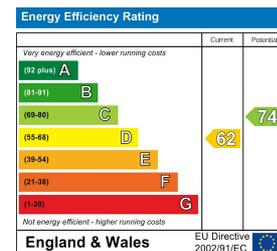
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.