



**9B Welway, Truro, TR6 0HF**  
**Chain Free £599,950**

An exceptional four-bedroom new build with sea and beach views, reverse-level living, glass-balustraded balcony, and eco credentials in the ever-popular coastal village of Perranporth.

## Overview

Camel Coastal & Country are delighted to offer for sale this exceptional newly built four-bedroom contemporary home, positioned towards the end of the quiet residential cul-de-sac of Welway in the heart of Perranporth. Rockford is an architecturally striking property featuring reverse-level living that makes the most of the outstanding sea and coastal village views from the first floor.

The thoughtful reverse-level design places the expansive open-plan living, kitchen, and dining space on the first floor, where a dramatic full-height glazed gable end with French doors opens onto a private glass-balustraded balcony. From here, panoramic views stretch across the rooftops of Perranporth to the golden sands of the beach and the Atlantic Ocean beyond — a vista that changes with every tide and season. The open-plan living space extends to an impressive 32'10" x 21'4" (10.00m x 6.50m) with vaulted ceilings and exposed timber beams, creating a light-filled, sociable heart to the home.

The contemporary handleless kitchen features sleek white and oak-effect cabinetry with premium quartz worktops, integrated Bosch oven and microwave, Siemens induction hob, and integrated fridge/freezer. A useful utility room provides additional worktop and storage space, while a WC and boiler room complete this level.

The ground floor provides four well-proportioned bedrooms. The principal bedroom (14'4" x 10'8") benefits from an ensuite shower room with walk-in shower enclosure, wall-hung vanity unit, and WC, finished with stylish green-grey feature tiling and wood-effect flooring. Bedroom two (13'2" x 10'8") and bedroom three (13'10" x 8'9") are both generous double rooms, while bedroom four (10'4" x 6'7") makes an ideal single bedroom, nursery, or home office. Bedrooms one, three, and four each have French doors

or patio doors opening to the rear garden. The family bathroom is fitted with a bath with shower over, vanity unit, and WC, also featuring the attractive tiling scheme.

Externally, the property benefits from a stone-paved patio to the rear providing an enclosed and private outside entertaining space, while to the front, block-paved off-road parking accommodates two to three vehicles — a significant advantage in Perranporth. The contemporary exterior combines white render, grey weatherboard cladding, and dark grey slate roofing to create a striking coastal aesthetic.

Designed with sustainability at its core, Rockford is heated throughout by an air source heat pump delivering underfloor heating to every room, controlled via Heatmiser smart thermostats. Solar panels with a Fox ESS inverter system further reduce energy costs and carbon footprint. The property is finished to a high specification throughout with UPVC double glazing, and comes complete with a ten-year new build warranty for total peace of mind.

## About Perranporth

Perranporth is one of Cornwall's most characterful coastal villages, celebrated for its magnificent three-mile golden beach and consistent Atlantic surf. The village offers a genuine year-round community with independent shops, cafés, restaurants, and a vibrant social scene centred around its surf culture and creative spirit. Two Co-op stores, a well-regarded primary school, doctors' surgery, and pharmacy provide everyday essentials, while the South West Coast Path passes directly through the village for some of the most dramatic cliff walking in the county. Truro, Cornwall's cathedral city, is just twenty minutes by car, offering a wider range of schools, shopping, rail connections to London Paddington, and the Royal Cornwall Hospital. Newquay Cornwall Airport, with regular domestic flights, is a fifteen-minute drive. For those seeking a home that balances the

unhurried pace of coastal life with genuine accessibility, Perranporth is hard to beat.

#### Disclaimers

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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.

#### Entrance Hall

Bedroom 1 14'3" x 10'7"14'4" x 10'8" (4.34m x 3.23m4.37m x 3.25m)

Bedroom 2 13'1" x 10'8"13'2" x 10'8" (3.99m x 3.25m4.01m x 3.25m)

Bedroom 3 13'10" x 8'9"13'10" x 8'9" (4.22m x 2.67m4.22m x 2.67m)

Bedroom 4 10'4" x 6'7"10'4" x 6'7" (3.15m x 2.01m3.15m x 2.01m)

En-Suite Shower Room 7'5" x 7'0" (2.26m x 2.13m)

Family Bathroom 7'3" x 5'11"7'4" x 5'11" (2.21m x 1.80m2.24m x 1.80m)

Open-Plan Living Space 32'9" x 21'3"32'10" x 21'4" (9.98m x 6.48m10.01m x 6.50m)

Balcony 18'0" x 3'5" (5.49m x 1.04m)

Utility Room 13'7" x 5'11" (4.14m x 1.80m)

WC 5'11" x 4'9" (1.80m x 1.45m)

Boiler Room 7'7" x 4'9" (2.31m x 1.45m)

#### Directions

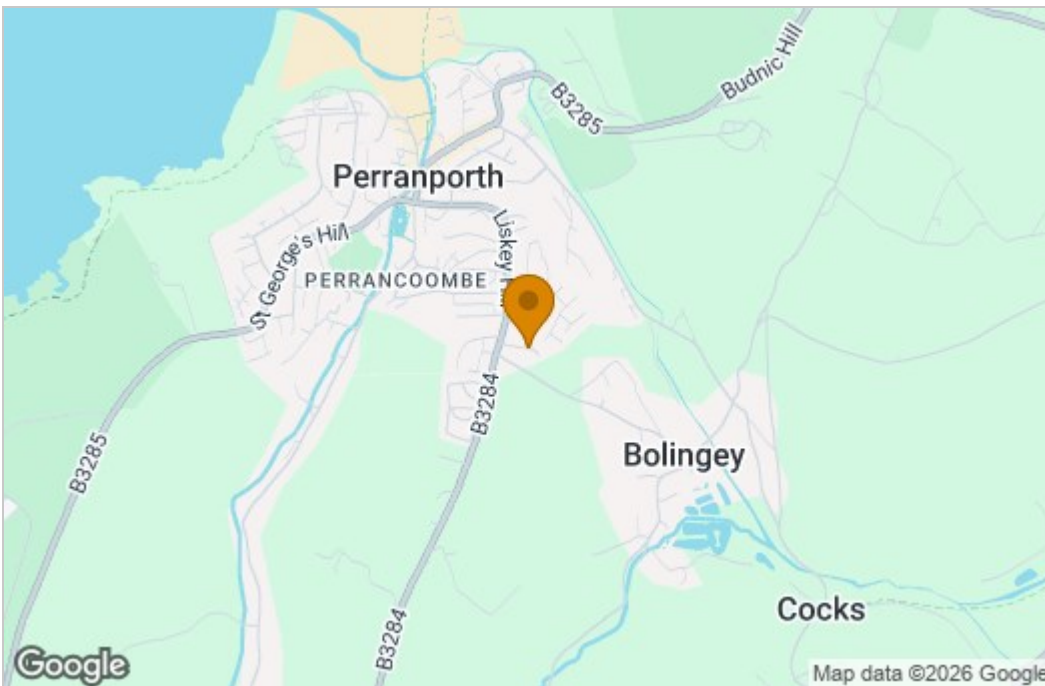
Sat Nav: TR6 0HF.

# Floor Plan



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		100+	100+
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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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