

EST. 1999

C A M E L

COASTAL & COUNTRY



## Villa Anna, 10 Higher Bolenna

Perranporth, TR6 oLD

Guide Price £410,000



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## The Property

Set at the end of a quiet residential lane and in an elevated position, this four-bedroom dormer home offers not only a peaceful hideaway with stunning views over Perranporth and Perrancoombe, but also beautifully sheltered, sunny gardens - perfect for those keen to grow a variety of plants and fruits.

The property itself provides expansive living accommodation, ideally suited to a family or those who love to entertain. On the ground floor, there is a living room that enjoys far-reaching views to the front of the property, as well as a large conservatory and a spacious, family-oriented kitchen/diner. Also on this level are three bedrooms, a bathroom, and an en-suite to one of the bedrooms. The first floor features an additional large double bedroom with its own en-suite. This space would also make an exceptional living room for those who prefer reverse living to take full advantage of the stunning views.

Externally, there is driveway parking to the front and an additional parking space to the rear. A double garage and a workshop are located off the main driveway. The gardens wrap around the sides and rear of the home, largely paved with an abundance of flower beds and a rich variety of fruit trees. The current owners are successfully growing everything from tomatoes to lemons, grapefruits, oranges, olives, and more - thanks to the garden's favourable aspect and the unique microclimate it enjoys.

Within the garden, you'll also find a former cattery that could be repurposed for storage, along with greenhouses and several sheds.

## Conservatory

22'4 x 7'5 (6.81m x 2.26m)

## Reception Hall

13'11 x 7'5 (4.24m x 2.26m)

## Sitting Room

11'0 x 10'11 (3.35m x 3.33m)

## Kitchen/Dining/Family Room

24'2 x 11'6 (7.37m x 3.51m)

Narrowing to 9'10

## Bedroom/Additional Living Room

15'11 x 11'0 (4.85m x 3.35m)

## Bedroom

9'11 x 9'4 (3.02m x 2.84m)

## En-Suite Wetroom

9'11 x 3'5 (3.02m x 1.04m)

## Shower Room

7'9 x 4'10 (2.36m x 1.47m)

## Bedroom

9'9 x 8'0 (2.97m x 2.44m)

## Landing

8'6 x 6'0 (2.59m x 1.83m)

With access to large eaves storage

## Bedroom/Potential Living Room

20'6 x 12'1 (6.25m x 3.68m)

## En-Suite Bathroom

12'1 x 9'7 (3.68m x 2.92m)

## Garage and Parking

16'01 x 14'11 (4.90m x 4.55m)

There is a gated driveway to the front of the property, this provides parking for 3/4 cars. To the rear of the property you will also find a private parking space with a gate that leads into the garden and the rear of the property.

## Workshop

10'11 x 6'0 (3.33m x 1.83m)

## Gardens

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## Outbuildings/Cattery

16'9 x 4'5 (5.11m x 1.35m)

Diverted into 3. Each measuring 5'7 x 4'5

## Directions

Sat Nav: TR6 oLD

What3words: ///magnetic.romantics.classed

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1930

Construction Type: Block (Mundic)

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: D

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

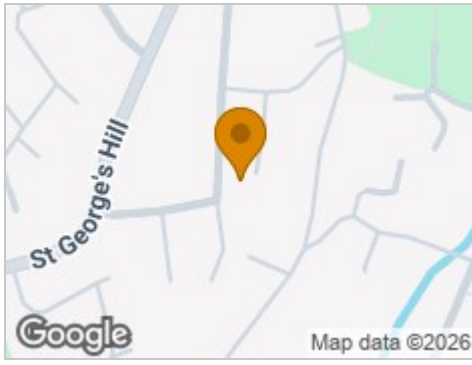
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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



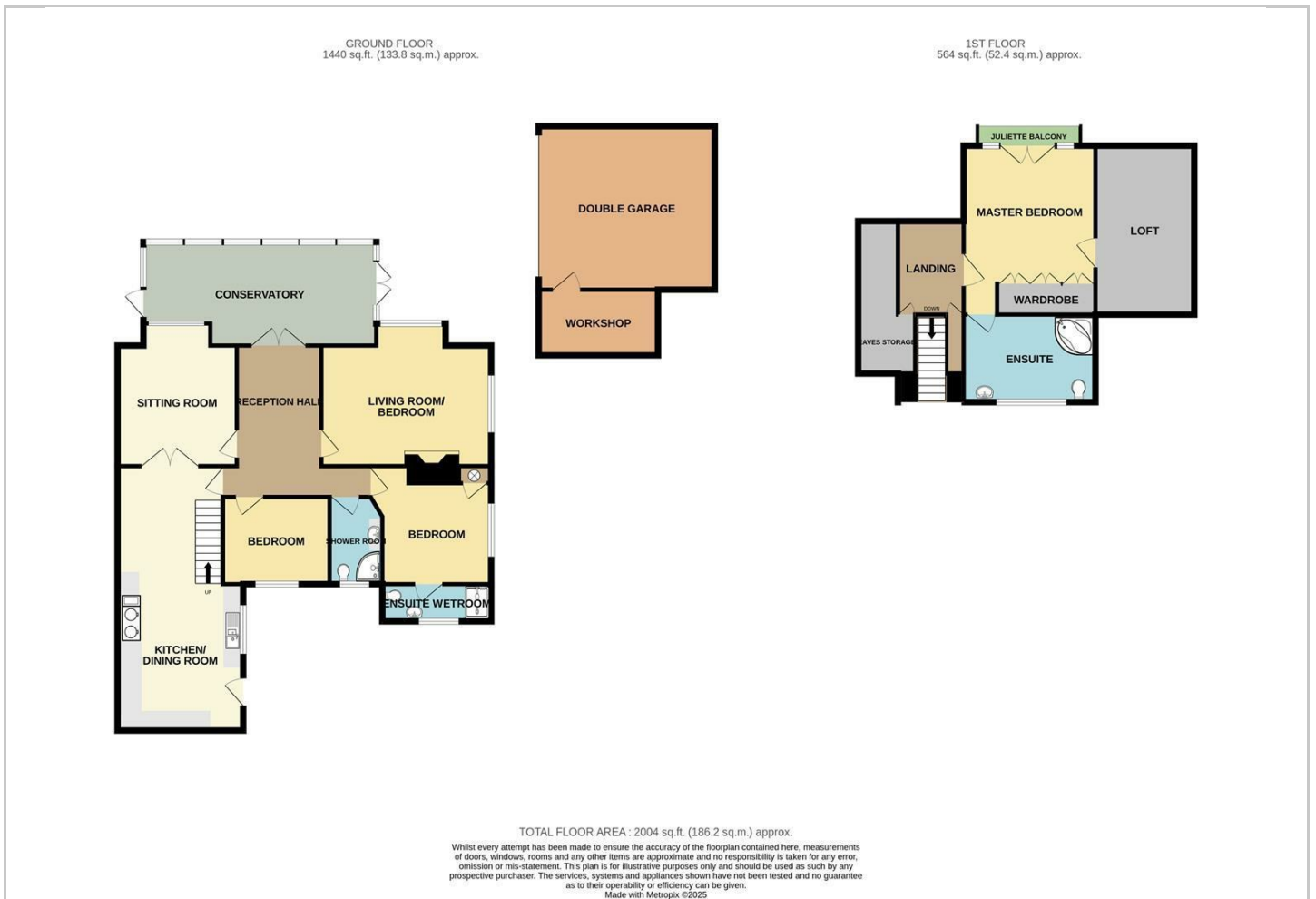
## Hybrid Map



## Terrain Map



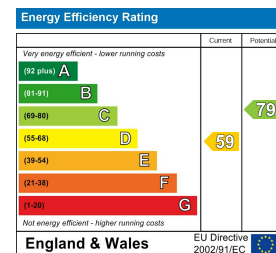
## Floor Plan



## 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.