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COASTAL & COUNTRY



## Ravello House

Perranwell, Goonhavern, TR4 9PB

Guide Price £975,000



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### The Property

A striking architect-designed contemporary residence, completed in 2025 and occupying a discreet position along a quiet country lane close to the North Cornish coast. Combining exceptional energy efficiency with luxury single-storey living, this remarkable home offers over 2,200 sq ft of beautifully appointed accommodation, outstanding entertaining space, and a seamless connection between the interior and its landscaped gardens.

Constructed to an exacting standard and achieving an impressive EPC rating of A (100), the property has been thoughtfully designed to maximise natural light, privacy and enjoyment of its surroundings. Every aspect reflects modern living at its finest, with high-quality finishes, generous proportions, and a layout that effortlessly blends indoor and outdoor living.

The heart of the home is the impressive open-plan kitchen, dining and family space, measuring approximately 31'10 x 14'8. This superbly proportioned room is designed for both everyday living and entertaining, offering ample space for relaxed family use alongside formal dining and social gatherings.

Full-height glazing and direct access to the gardens enhance the sense of light and space, while the layout allows a natural flow between cooking, dining and seating areas, creating a true social hub within the home.

Set just off the entrance and benefitting from its own private access, the art studio measures approximately 20'6 x 8'5 with an adjoining section of 6'6 x 6'4. Finished to a high standard, this highly versatile space is currently arranged as a creative studio but could equally serve as a home office, wellness suite or hobby room. It also offers clear potential to be reinstated as a garage if required, subject to any necessary consents.

The gardens have been designed as a natural extension of the home, with private seating areas, water features and entertaining spaces creating a resort-style setting. The living room, principal bedroom and third bedroom all open directly onto individual terraces, which flow into the main garden. To the rear, an impressive infinity carp pond provides a striking focal point, while the covered decked entertaining area incorporates a built-in barbecue and

bar, making it ideal for year-round entertaining.

Completing the offering is a separate full-sized snooker/games room within the grounds, providing further flexible space for leisure, entertaining or home working, subject to any necessary consents.

### Entrance Hall

13'5 x 5'3 (4.09m x 1.60m)

### Living Room/Family Room/Kitchen/Diner

31'10 x 14'8 (9.70m x 4.47m)

### Inner Hallway

13'0 x 3'6 (3.96m x 1.07m)

### Master Bedroom

15'0 x 12'10 (4.57m x 3.91m)

### His Walk In Wardrobe

7'6 x 4'5 (2.29m x 1.35m)

### Her Walk in Wardrobe

7'6 x 4'5 (2.29m x 1.35m)

### Ensuite Bath/Shower Room

12'8 x 8'5 (3.86m x 2.57m)

### Bedroom Two

13'0 x 10'10 (3.96m x 3.30m)

### Bedroom Three

13'0 x 9'9 (3.96m x 2.97m)

### Jack & Jill shower Room

6'9 x 6'6 (2.06m x 1.98m)

### Utility Room

6'5 x 5'10 (1.96m x 1.78m)

### Art Studio/Gym

20'6 x 8'5 plus 6'6 x 6'4 (6.25m x 2.57m plus 1.98m x 1.93m)

Originally a garage, the space has been converted for additional use. With the garage door still in place, removing the stud walls would allow the area to be reinstated as a double garage if preferred.

### Storage

20'6 x 4'9 (6.25m x 1.45m)

### Wash Room

6'6 x 6'4 (1.98m x 1.93m)

### Storage

6'5 x 6'5 (1.96m x 1.96m)

## Gardens

### Snooker Room/Home Office

25'7 x 16'4 (7.80m x 4.98m)

### Driveway/Parking

### Directions

Sat Nav: TR4 9PB

What3words: ///wonderfully.gong.seaside

For further information please contact Camel Coastal & Country.

### Property Information

Age of Construction: 2025

Construction Type: Timber and Block

Heating: Air source heat pump, underfloor, electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: A100

Tenure: Freehold

Rights of Way: The property behind shares the driveway access.

### Agents Notes

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

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Road Map



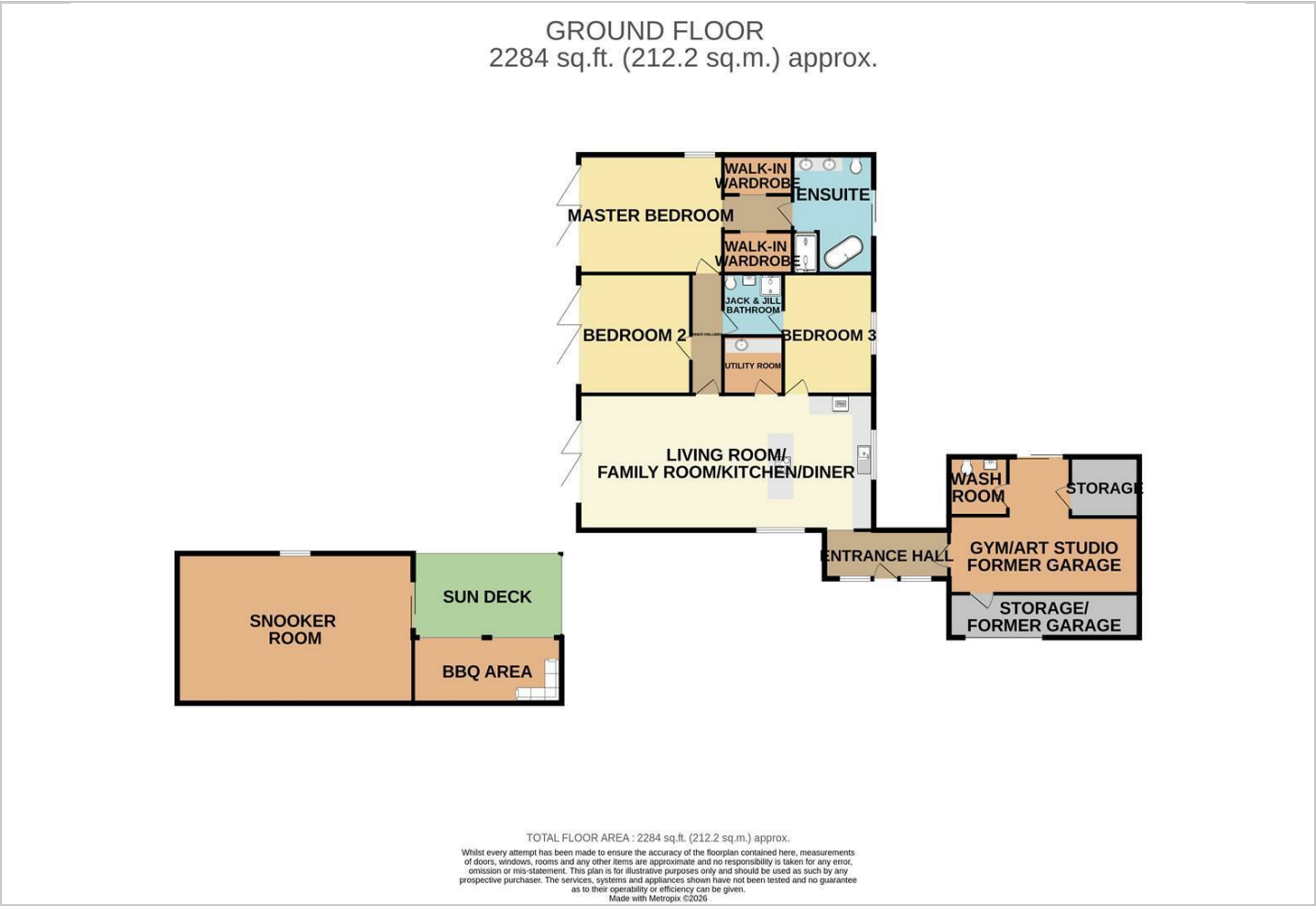
Hybrid Map



Terrain Map



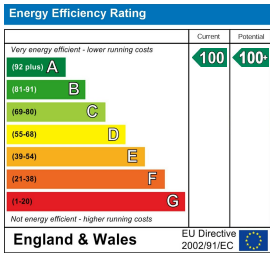
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.