

EST. 1999

CAMEL

COASTAL & COUNTRY



Treborne

Perrancombe, Perranporth, TR6 0HU

Guide Price £550,000



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The Property

A rare opportunity to purchase this substantial 4-bedroom period cottage, believed to date from around 1850. Located in the quiet hamlet of Perrancombe, this is the first time the property has come to the market in three generations of the same family.

The cottage offers generous accommodation with two large reception rooms and four good-sized bedrooms. The living room features a striking large fireplace with a traditional Cornish clome oven. Behind is a hidden room, making a great office space of child's playroom. The dining room opens into a sunroom that leads directly out to the rear courtyard.

At the back of the property is a large enclosed courtyard – sheltered and private, ideal for sitting out with friends and family or enjoying summer evening BBQs after a day on the beach. Steps lead up from the courtyard to the elevated gardens and small woodland area. The space lends itself well to a keen gardener, a productive vegetable plot, or simply a great area for children to play and explore.

Additional benefits include a double garage and a useful stone outbuilding.

Perrancombe is a peaceful valley hamlet just a short distance from Perranporth's three-mile golden sandy beach, which is popular for surfing, family days out and coastal walks along the South West Coast Path. The town itself offers a good range of shops, cafés, pubs and everyday amenities, while the surrounding countryside provides plenty of rural walks and outdoor space.

This characterful period home would suit buyers seeking a spacious family house with potential in a convenient yet tranquil coastal location.

Entrance Porch

4'5 x 3'6 (1.35m x 1.07m)

W.C

3'11 x 2'8 (1.19m x 0.81m)

Dining Room

15'2 x 11'10 (4.62m x 3.61m)

Living Room

21'11 x 12'3 (6.68m x 3.73m)

Conservatory

17'5 8'7' (5.31m x 2.62m)

Office

12'8 x 5'0 (3.86m x 1.52m)

Kitchen/Diner

20'8 x 14'2 (6.30m x 4.32m)

Ground Floor Bedroom

18'3 x 9'2 (5.56m x 2.79m)

Landing

Master Bedroom

19'7 x 14'2 (5.97m x 4.32m)

En-Suite Shower Room

12'2 x 5'11 (3.71m x 1.80m)

Family Bathroom

12'2 x 5'11 (3.71m x 1.80m)

Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

Bedroom Three

9'6 x 9'5 (2.90m x 2.87m)

Gardens & Courtyard

At the rear of the property is a large enclosed courtyard. It's sheltered and private, making it a great spot to sit out with friends and family – perfect for summer evening BBQs after a day on the beach.

Steps lead up from the courtyard to the elevated gardens and small woodland area. This part of the gardens are steeper, but with some work they could easily be turned into attractive terraced gardens. The space around the existing wild garden and woodland would suit keen gardeners or make an excellent vegetable plot, and it's a lovely area for children to play and explore.

Driveway/Parking

To the front of the cottage you will find a large driveway with access to the double garage and parking in front for three cars.

Double Garage

16'10 x 14'8 (5.13m x 4.47m)

The garage is in need of some renovation work but a great for those looking for a spacious garage/workshop or space to convert into an home office.

Outbuilding

12'3 x 7'11 (3.73m x 2.41m)

Directions

Sat Nav: TR6 oHU

What3words: ///sensibly.foil.correctly

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1850

Construction Type: Stone and Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: F

EPC: Awaiting

Tenure: Freehold

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

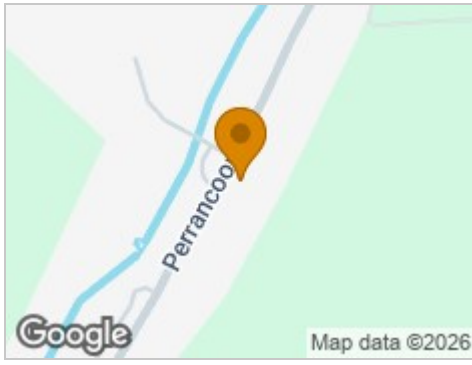
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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

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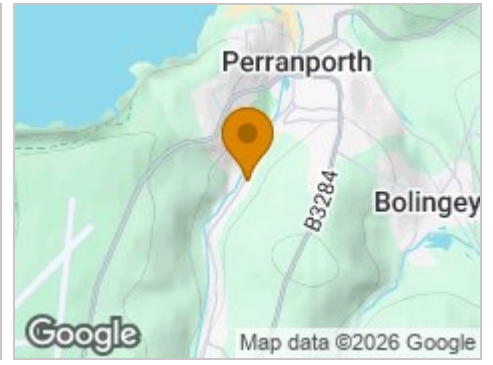
Road Map



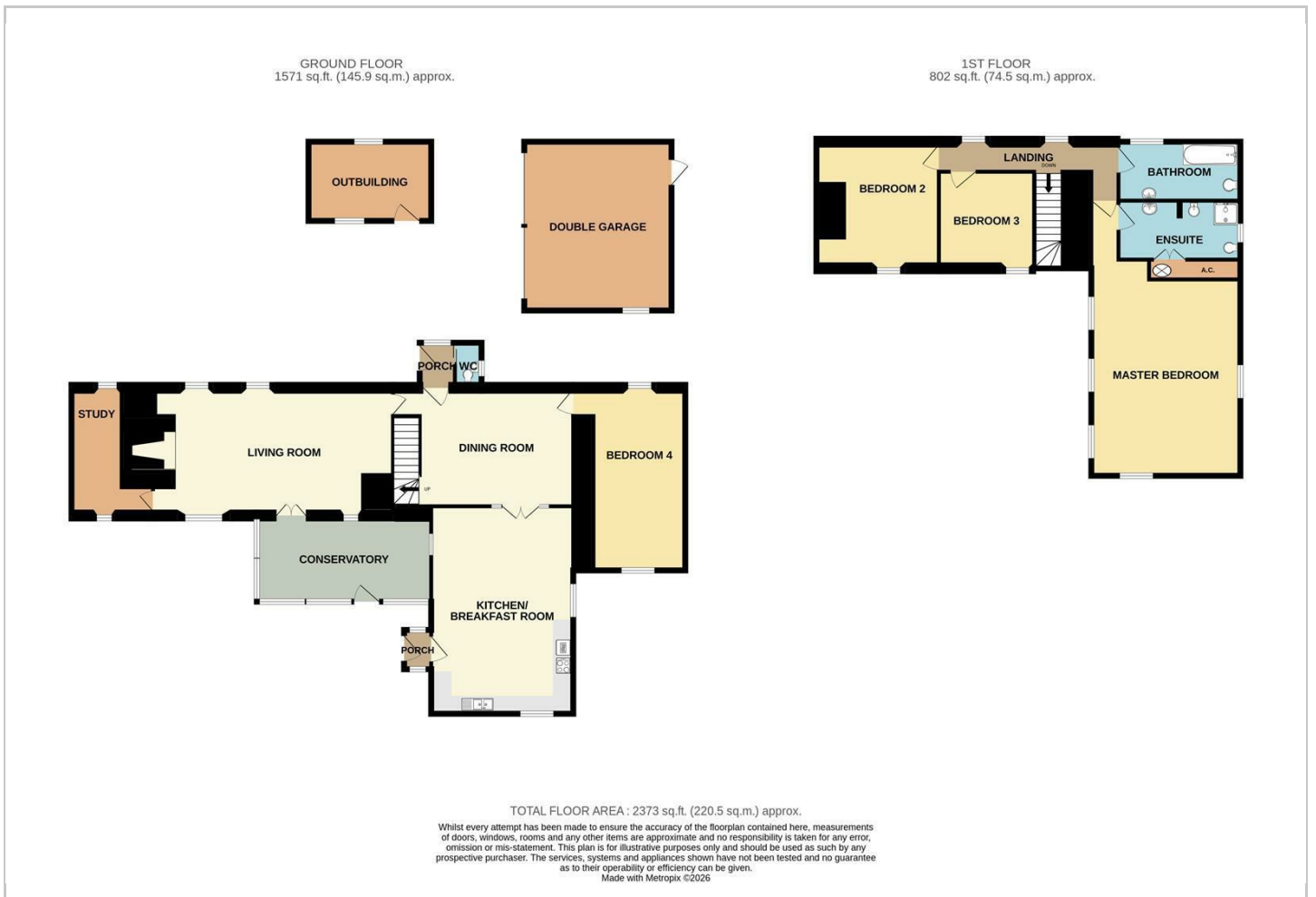
Hybrid Map



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



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