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# CAMEL

COASTAL & COUNTRY



## Primrose Cottage, 3 Crow Hill

Bolingey, Perranporth, TR6 0DG

Guide Price £375,000





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## The Cottage

Set on a quiet and private lane within the rural village of Bolingey, this two-bedroom period terraced cottage has been in the ownership of its current owners for 18 years, during which time they have made many improvements. These include a lovely, light and spacious sunroom, which benefits from an elevated sun terrace and attractive rural outlook.

The sunroom is set off the rear of the property from the living room, which retains much of its cottage charm with exposed beams and a cosy wood-burning stove. Further ground-floor accommodation comprises the kitchen, hallway and a shower room.

To the first floor are two bedrooms, with the principal bedroom benefiting from an en-suite shower room.

To the outside of the cottage, there are both front and rear gardens. The front garden is terraced, with an array of established shrub beds. The rear is a sunny garden, which is broken down into an elevated sun terrace, a middle garden and a lower garden, both of which are laid to lawn. The lower garden further benefits from a summer house/storage shed.

## Kitchen

9'10 x 9'0 (3.00m x 2.74m)

## Shower Room

6'1 x 5'6 (1.85m x 1.68m)

## Living Room

18'1 x 14'5 (5.51m x 4.39m)

## Sunroom

12'0 x 11'10 (3.66m x 3.61m)

## Bedroom One

12'9 x 7'3 inc to 13'1 (3.89m x 2.21m inc to 3.99m)

## En-Suite Shower Room

5'9 x 4'5 (1.75m x 1.22m/1.52m)

## Bedroom Two

8'10 x 6'3 (2.69m x 1.91m)

## Parking

The property has its own private parking area with one/two parking spaces (dependant on vehicle size) situated just off Hendrawna Lane, the driveway that is located next to this parking area provides vehicle access to the two cottages next door. Primrose Cottage has footpath access along this drive to the entrance and front garden.

## Gardens

At the front of the cottage is a small enclosed garden with steps down to the main entrance, there are raised gardens and a small paved area suitable for a rotary dryer, the front garden looks out across the paddock beyond. The garden is enclosed either by panelled fencing or hedging making it completely private.

To the rear of the property you have the elevated sun terrace with wood burning stove and electric sun canopy. This leads to a an area that is laid to lawn and then onto a second area laid to lawn with a summer house/store.

## Directions

Sat Nav: TR6 0DG

What3words: ///poems.enclosing.tells

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction: 1850

Construction Type: Stone

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC:

Tenure: Freehold

Rights of Way: The owner of the adjoining field to the parking area has right of way into their field in front of Number 3s parking and access remain.

## 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

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



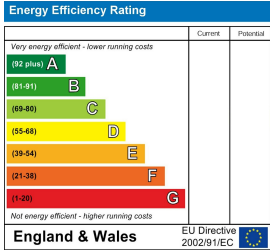
## Floor Plan



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