

EST. 1999

C A M E L

COASTAL & COUNTRY



## Ripley House

Perrancombe, Perranporth, TR6 0HX

Guide Price £825,000



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## The Property

This impressive period home is set along a private lane in the sought-after hamlet of Perrancoombe, offering a rare blend of space, privacy and coastal countryside living.

The property is approached via a double-gated entrance, with a sweeping driveway that leads around the house to the carport, boat house and rear of the property, providing ample off-road parking. Surrounding the home are established, mature gardens laid predominantly to lawn, an allotment area, all framed by mature trees that enhance the secluded, rural setting.

Internally, the accommodation is well-proportioned and ideal for family living. The heart of the home is a generous L-shaped living room, incorporating sitting, family and dining areas, with a sunroom leading directly off the living space and enjoying views over the gardens. The kitchen/breakfast room offers a practical and social space for everyday living.

To the first floor are three well-sized double bedrooms, all served by a family bathroom, while a ground-floor shower room and W.C. provides added convenience.

Despite its peaceful and private position, the property remains within easy walking distance of the centre of Perranporth and its renowned sandy beach, making this an exceptional opportunity to enjoy rural seclusion without sacrificing coastal accessibility.

## The Grounds

Once you access the grounds, you will find the sweeping driveway that leads around the home to the carport, 'Boat House', home office/annexe and rear of the property, providing ample parking.

To the front and side of the property are established,

mature gardens laid predominantly to lawn, incorporating a pond (not currently filled), an allotment area, and a variety of shrub and flower beds, interspersed with mature trees that enhance the natural setting.

The gardens offer an exceptional level of privacy and a true sense of rural seclusion.

## Entrance Hall

14'4 x 4'8 increasing to 6'5 (4.37m x 1.42m increasing to 1.96m)

## Living Room/Diner

23'4 x 18'0 (7.11m x 5.49m)  
L-Shaped - Max. Size

## Sunroom

10'6 x 5'10 (3.20m x 1.78m)

## Kitchen

13'1 x 11'7 (3.99m x 3.53m)

## Rear Porch

4'9 x 2'11 (1.45m x 0.89m)

## Shower Room

6'5 x 2'11 (1.96m x 0.89m)

## W.C.

4'9 x 2'11 (1.45m x 0.89m)

## Landing

14'11 x 7'8 (4.55m x 2.34m)

## Master Bedroom

18'0 x 11'5 (5.49m x 3.48m)

## Bedroom Two

11'7 x 10'0 (3.53m x 3.05m)

## Bedroom Three

11'7 x 10'0 (3.53m x 3.05m)

## Bathroom

8'4 x 8'1 (2.54m x 2.46m)

## Outbuilding

Divided into three parts and lending itself to conversion into a full annexe:-

Tel: 01872 571454

### 1 - Entrance Area

8'11 x 7'0 (2.72m x 2.13m)

### 2 - Guest Room/Home Office

16'11 x 9'0 (5.16m x 2.74m)

### 3 - The Boat House

23'10 x 6'11 (7.26m x 2.11m)

### Carport

10'10 x 9'11 (3.30m x 3.02m)

### Directions

Sat Nav: TR6 oHX

What3words: ///projects.emulated.nibbles

For further information please contact Camel Coastal & Country.

### Property Information

Age of Construction: 1951

Construction Type: Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank

Council Tax: E

EPC: E47

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

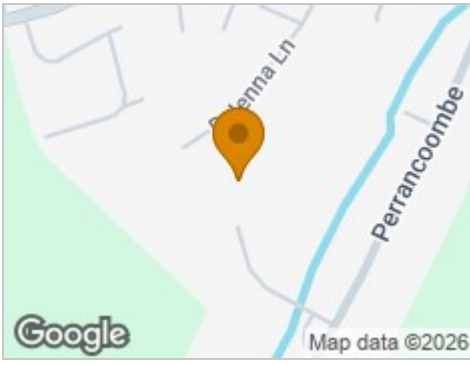
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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

### 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.



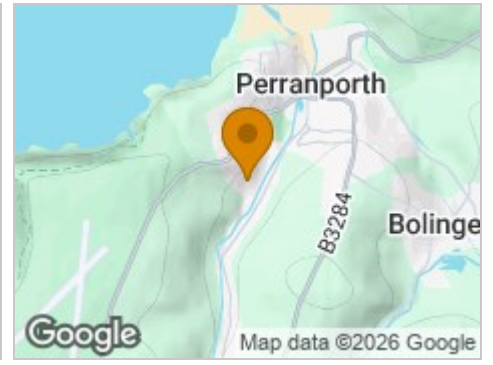
## Road Map



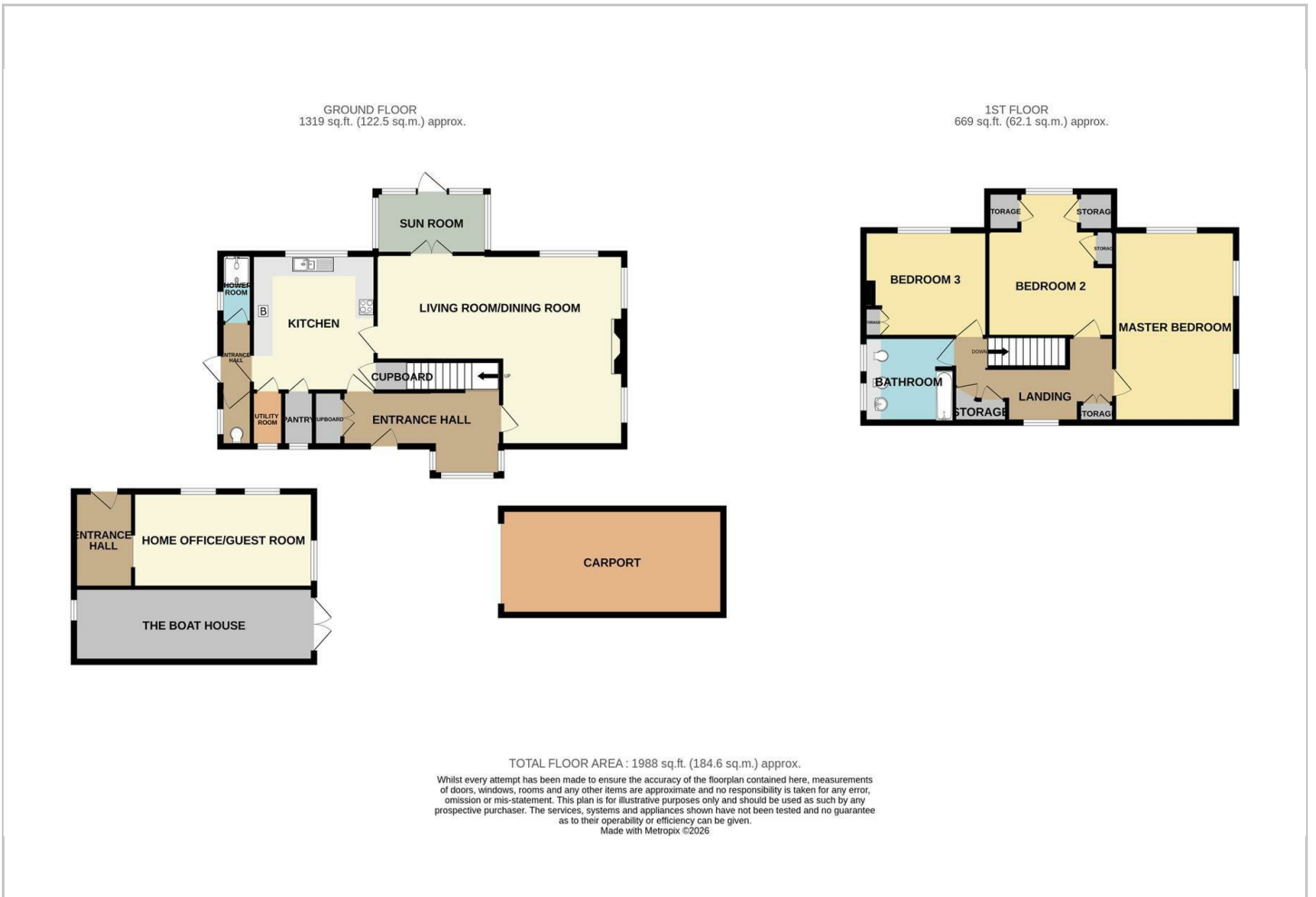
## Hybrid Map



## Terrain Map



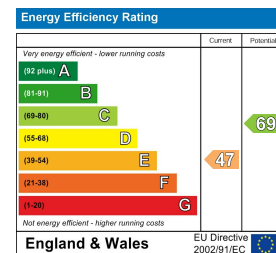
## Floor Plan



## 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.