at home
Cornwall

Rockford, Perranporth, TR6 - Show-Stopping Coastal 4 Bed Home with Panoramic Views! REDUCED PRICE!!!!

Guide Price £549,950

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REDUCED PRICE!!! ***Contemporary Coastal Living - A Showstopping New Home Above Perranporth***

An exceptional four-bedroom contemporary new build in an elevated position on the edge of Perranporth, enjoying panoramic sea, dune and village views.

This semi-detached home offers approximately 1,340 sq ft of thoughtfully designed reverse-level accommodation. The spectacular first-floor kitchen, dining and living space features a vaulted ceiling, exposed timber detailing and striking gable-end glazing. Doors open onto a full-width balcony, perfect for entertaining and enjoying summer sunsets.

The sleek kitchen includes handleless cabinetry and integrated appliances, complemented by a generous separate utility room and WC.

Downstairs, the principal bedroom has a stylish en-suite and direct access to the private rear garden and terrace. Three further bedrooms, including a versatile fourth bedroom/home office, a contemporary family bathroom and useful storage complete the accommodation.

With an EPC rating of A, solar panels, an air source heat pump and underfloor heating, energy efficiency is a standout feature. A generous driveway provides parking for numerous vehicles, with an EV charging point.

Close to Perranporth Primary School and within easy walking distance of the beach, village centre and amenities, this freehold home combines coastal living with everyday convenience.

Reduced asking price: £549,950, excluding carpets and additional extras.

Some images feature digitally added furnishings for illustration only.

- Spectacular Reverse-Level Living with Panoramic Sea, Dunescape & Village Views
- Full-Width Balcony – Perfect for Entertaining & Enjoying Summer Sunsets
- Superb Principal Bedroom Suite with En-Suite & Direct Access to the Rear Garden
- Generous Driveway Parking for Numerous Vehicles with EV Charging Point
- Spacious Utility Room with Fitted Cabinetry, Sink & Excellent Storage
- Incredible Open-Plan Kitchen/Living/Dining Room, Vaulted Ceiling & Gable-End Glazing
- Four-Bedroom Contemporary Semi-Detached New Build
- EPC Rating A with Solar Panels, Air Source Heating & Underfloor Heating
- Beautifully Finished Family Bathroom, En-Suite & Additional First-Floor WC
- Elevated Edge-of-Perranporth Position, Close to the Primary School, Beach & Village Amenities

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements