

Perrancoombe, Perranporth

Perranporth

£800,000

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Tucked away within the highly desirable hamlet of Perrancoombe, this impressive, detached home offers an abundance of space, versatility and character, with four/five bedrooms, multiple reception areas, a double garage with office above and attractive gardens surrounding the property.

The property is light, bright and contemporary throughout, with a open-plan living space providing an excellent hub for family life and entertaining. The kitchen is well equipped with a comprehensive range of integrated appliances, including a double oven and grill, built-in microwave and warming drawer, fridge/freezer, dishwasher and wine fridge. There's also a large pantry cupboard and a spacious breakfast bar, which flows seamlessly into the dining area.

From the dining area, the living room is accessed, with doors opening directly onto the patio and gardens. The ground floor also benefits from a useful laundry room and shower room.

A staircase leads to the first-floor landing, where there is a further reception room with patio doors opening onto the rear garden, providing an additional living space. Also on this floor is a family bathroom and a double bedroom.

On the second floor you will find the master bedroom, complete with an en-suite shower room and walk-in wardrobe, along with two further double bedrooms, one of which also benefits from a walk-in wardrobe.

Outside, the property is approached via a generous driveway providing parking for several vehicles and leading to the double garage, which benefits from electric up-and-over doors. Above the garage is a useful office and store room, making this an ideal setup for those working from home or requiring additional hobby or storage space.

The attractive gardens wrap around the property and are well established, featuring an array of mature flowers, shrubs and trees alongside areas of lawn. A private patio provides the perfect space for outdoor dining and entertaining.

Important Information For Buyers:
Tenure:Freehold

Council Tax Band: E (Source: Council Tax Band Checker as of 17/08/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.









Heating: We understand the property has oil fired central heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: D – Certificate valid until 16th April 2035

Broadband: Predicted download speeds of 16–1000 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and variable indoor
O2 – Good outdoor and variable indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and variable indoor

We understand that there is a small parcel of leasehold land providing access to the property, with approximately 99 years remaining on the lease.

For further material information, please refer to the relevant section(s) provided by this website.

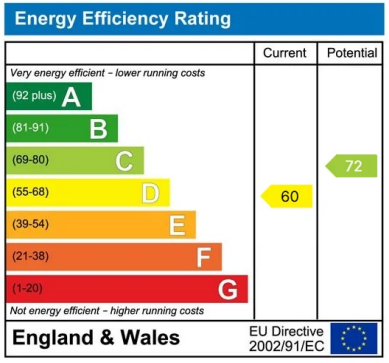
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers
In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers
Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.









Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

https://www.goundrys.co.uk/