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COASTAL & COUNTRY



## Nansmor Cottage Hendrawna Lane

Bolingey, Perranporth, TR6 0DF

Guide Price £625,000



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## Overview

Four bedroomed detached house in the charming rural hamlet of Bolingey, near Perranporth. Situated off a quiet lane, surrounded by superb rural views, the property features versatile living space across four split levels, including a kitchen/diner, a triple-aspect living room with log burner, family bathroom, ground floor shower room/WC, and four good-sized bedrooms. The enclosed gardens combines lawns, a greenhouse, vegetable patch, and patio. A gated driveway provides off-road parking for multiple vehicles, and an adjacent bridleway offers easy access to Perranporth's beach and amenities, just a ten-minute walk away.

## The Property

From Hendrawna Lane double wooden entrance gates open onto a generous tarmac driveway with parking space for approximately five vehicles. Stone steps lead up to a small porch with useful cloak/boot storage and under-stair cupboard. Double wooden doors open into a charming central kitchen/diner and day room with sliding patio doors to an external patio/seating area. The homely country-style kitchen features an inset oil-fired Aga oven and offers a good range of wall and base cupboard units. An adjacent pantry/utility room provides further cupboard storage as well as space and plumbing for a washing machine and additional white goods. A wooden door leads down to a ground floor shower room/WC and double bedroom with external door to the garden. Returning to the kitchen/diner, a half staircase leads up to an internal landing with doors to a well-appointed family bathroom, two double bedrooms and a good-sized study/fourth bedroom. From the landing, a further half staircase leads to the beautifully light triple-aspect living room with exceptional panoramic views over the countryside towards Perranporth Golf Course sand dunes and surrounding coastline.

## Gardens and Grounds

Nansmor Cottage occupies an elevated position on a quiet country bridleway, with enclosed gardens to three sides and steep wooded valley beyond. From the generous driveway a stone slab pathway leads around the perimeter of the property to two patio/seating areas from which to take in the tranquil rural setting and absorbing countryside views. The well-maintained gardens offer a good range of established plants and shrubs as well as vegetable patch, pond, aluminium framed greenhouse and storage shed. Additional storage can be found via the attached garage off the driveway which also benefits from power and lighting.

## Situation

Located approximately one mile inland from the bustling coastal resort of Perranporth on Cornwall's rugged north coast, the small hamlet of Bolingey combines the very best of the Cornish coastal and country lifestyle. The hamlet is home to the 17th-century Bolingey Inn, known for its inviting atmosphere and hearty meals. Visitors can also enjoy the local flavors at the Black Flag micro-brewery, or spend a leisurely day at the picturesque course fishing lakes nearby. For outdoor enthusiasts, the area offers a network of scenic rural footpaths and bridleways, including the recently opened "Saint's Trail" cycle route, which connects the hamlet to Perranporth and the nearby village of Goonhavern. Perranporth itself offers an excellent range of shops, restaurants, and cafes, as well as of course its glorious three-mile-wide surfing beach. Golf lovers, meanwhile, will appreciate the nearby Perranporth Golf Club, with its exceptional 18-hole links course set against the backdrop of breathtaking coastal views.

## Other Information

Tenure: Freehold

Construction: c.1984: traditional block; uPVC double glazing throughout.

Services: Mains electricity, water and drainage. Oil-fired central heating. Ultrafast broadband available in the area (max 1,800 Mbps). Information provided @ [www.ofcom.org.uk](http://www.ofcom.org.uk)

Council Tax Band: E

EPC: D

### Disclaimers

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



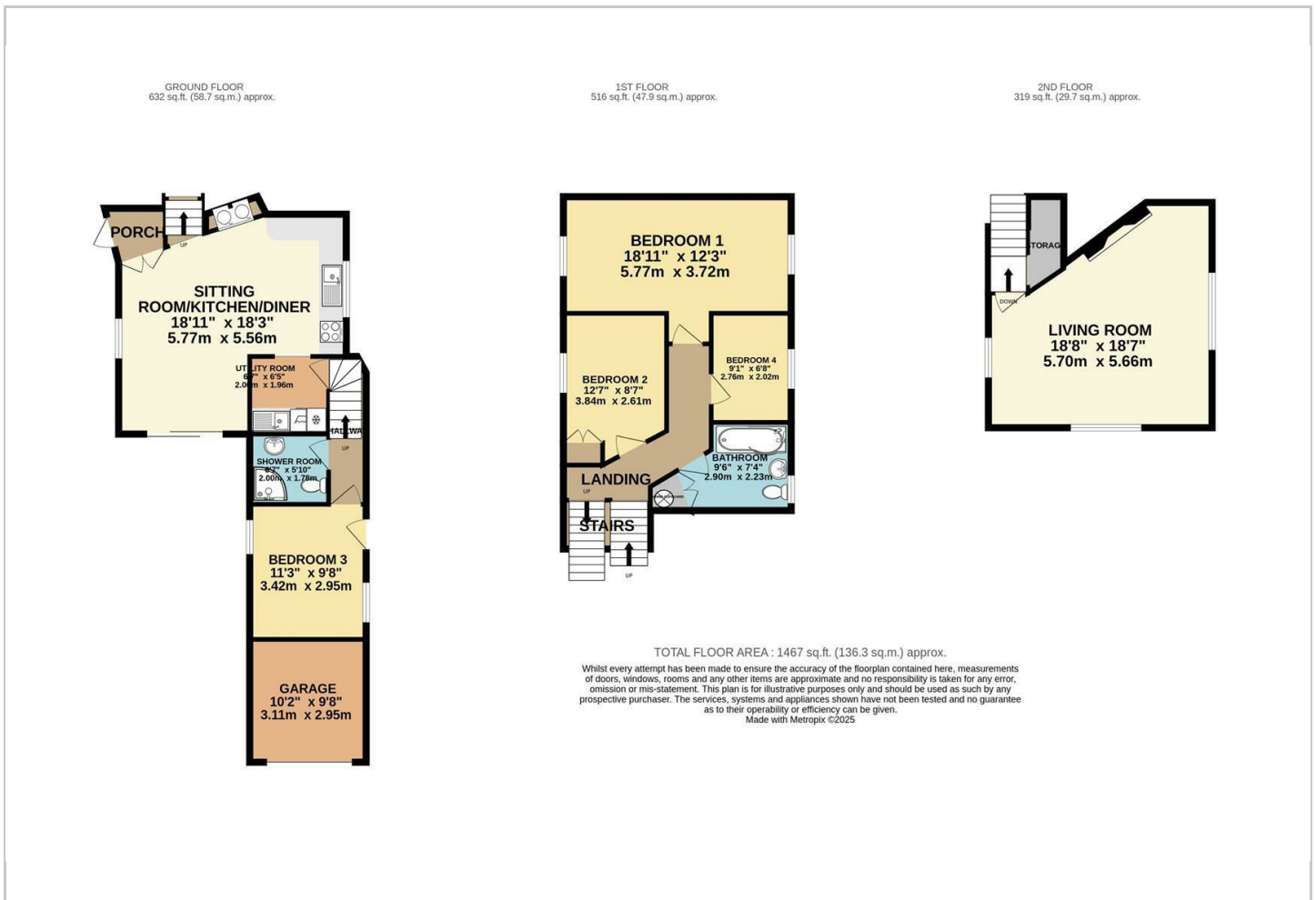
## Hybrid Map



## Terrain Map



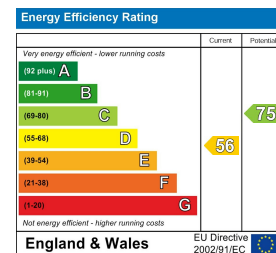
## Floor Plan



## 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



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