



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

Guide Price £595,000

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*****Contemporary Coastal Living - A Showstopping New Home Above Perranporth*****

A striking four-bedroom, reverse-level contemporary home, designed to maximise its elevated setting and exceptional outlook across Perranporth, the surrounding dunescape and towards the sea. Finished to an impressive standard throughout, this substantial new build combines modern coastal styling with outstanding energy efficiency, including an EPC A rating, solar panels, air source heating, underfloor heating and an electric vehicle charging point.

The ground floor provides four versatile bedrooms, including a superb principal suite with stylish en-suite and patio doors opening directly onto the rear garden and terrace – the perfect spot for a quiet morning coffee. A beautifully finished family bathroom and excellent built-in storage complete this level.

Upstairs, the home truly comes into its own. The spectacular open-plan kitchen, dining and living space features a vaulted ceiling, exposed timber detailing and dramatic gable-end glazing, creating an incredible sense of light and space. Large doors open onto a full-width balcony, ideal for entertaining, relaxing and enjoying the panoramic views and summer sunsets. The sleek contemporary kitchen is complemented by a generous separate utility room and useful WC.

Outside, there is extensive driveway parking for numerous vehicles. All this sits on the edge of Perranporth, just a stone's throw from the primary school and within easy walking distance of the beach, village centre, shops, cafés and amenities





- 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 Lounge/ Kitchen/Diner, 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