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CAMEL

COASTAL & COUNTRY

The Old Post Office

Bolingey,
Perranporth, Truro
Cornwall
TR6 0AP





The Old Post Office

Superb detached modern country residence with magnificent open-plan living space, adjoining riverside paddock of approximately 1.1 acres and garden studio, in the picturesque hamlet of Bolingey, close to Perranporth, on the north coast of Cornwall.





The Old Post Office

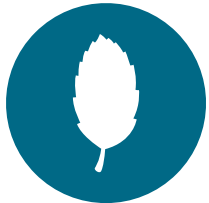
Bolingey, Perranporth
TR6 0AP



Beautiful four/five bedroomed detached country home of over 2,000 sq ft, completed in 2011 to an exacting standard, with handsome natural stone elevations and quoin and lintel detailing.



Magnificent open-plan living space with travertine flooring and inset wood burner, and a stunning vaulted kitchen with oak trusses, granite surfaces and extensive integrated appliances.



Highly efficient, environmentally conscious specification, including ground source heat pump, underfloor heating to both floors, LED lighting and CAT5 wiring throughout.



Generous herringbone-paved driveway and parking, integral store, wrap-around sun terrace, and adjoining level riverside paddock of approximately 1.1 acres with garden studio and store shed.





Overview

Occupying a delightful position beside the river in the peaceful, picturesque hamlet of Bolingey, The Old Post Office is a quite exceptional detached modern country residence, completed in 2011 to an exacting standard on the site of the former post office and general stores that once served the hamlet — a heritage happily preserved in the property's name. With principal accommodation extending to over 2,000 sq ft, the property pairs contemporary comfort and efficiency — ground source heating, underfloor heating to both floors and LED lighting — with traditional craftsmanship, from the natural stone front elevation with its attractive quoin and lintel detailing to the magnificent vaulted kitchen with exposed oak trusses.

The House

From the entrance porch and reception hall, with its turning oak staircase and LED stair lighting, the house opens into a wonderful open-plan living space that flows between sitting, dining and kitchen areas, with natural travertine flooring and an inset wood-burning stove. The vaulted kitchen is a particular highlight, with oak trusses overhead, an extensive range of oak-fronted units, granite work surfaces, central island with breakfast bar and a superb array of integrated appliances, including Neff double, combination and steam ovens, induction hob, full-height Liebherr fridge and freezer, wine cooler and Bosch dishwasher. Bi-fold doors open the kitchen and family area directly onto the rear sun terrace. A generous snug provides a superb second sitting room and — with its own door to the rear terrace and a ground floor shower room close by — offers equal flexibility as a home office or occasional fifth bedroom. A utility room and integral store with electric up-and-over door complete the ground floor — the store still housing, it is understood, the original locking vault box into which the hamlet's post was once dropped. Upstairs, the principal bedroom, with its ensuite shower room, enjoys rural views over the garden and



paddock to the woodland beyond. Three further bedrooms — one currently a dressing room/study — are served by a stylish family bathroom, with Villeroy & Boch furniture and remote-controlled Midas Platinum showers throughout.

Gardens, Grounds and Outbuildings

The property is approached over an extensive herringbone brick-paved driveway, providing parking and turning space for several vehicles behind an attractive dry stone walled boundary with mature, thoughtfully planted borders. Soffit-mounted LED lighting frames the house after dark.

A paved sun terrace wraps around the rear of the property, creating a series of sheltered, sunny spots for outdoor dining and relaxation, and looks over the adjoining

paddock towards the river beyond. A traditional five-bar gate offers roadside access into the level paddock of approximately 1.1 acres, which is laid to grass, bordered by the river, and enjoys superb privacy. Within it sit a detached timber garden studio/summer house and a very useful, substantial store shed.



Situation

Bolingey offers the best of both worlds: a peaceful and picturesque rural hamlet, with the ever-popular Bolingey Inn a short stroll away and the extensive amenities of Perranporth — shops, cafés, primary school and its renowned three miles of golden sand, beloved of surfers — approximately half a mile distant. Scenic walking and cycling on the Saints Trails network is close at hand. The cathedral city of Truro, with its mainline rail link and comprehensive retail, recreational and schooling facilities, is approximately 8 miles away, while Newquay Airport, approximately 12 miles distant, provides regular flights to a range of national and international destinations.

Other Information

Tenure: Freehold

Construction: Completed c.2011; natural stone front elevation with quoin and lintel detailing

Services: Mains electricity and water and drainage; ground source heat pump with underfloor heating to both floors; uPVC double glazing; CAT5 wiring; fixed wireless internet (speed not verified)

Council Tax Band: F

EPC: to be confirmed

Note: The adjoining field is subject to a clawback covenant relating to resale, which expires in 2030. Further details are available from the agent.







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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

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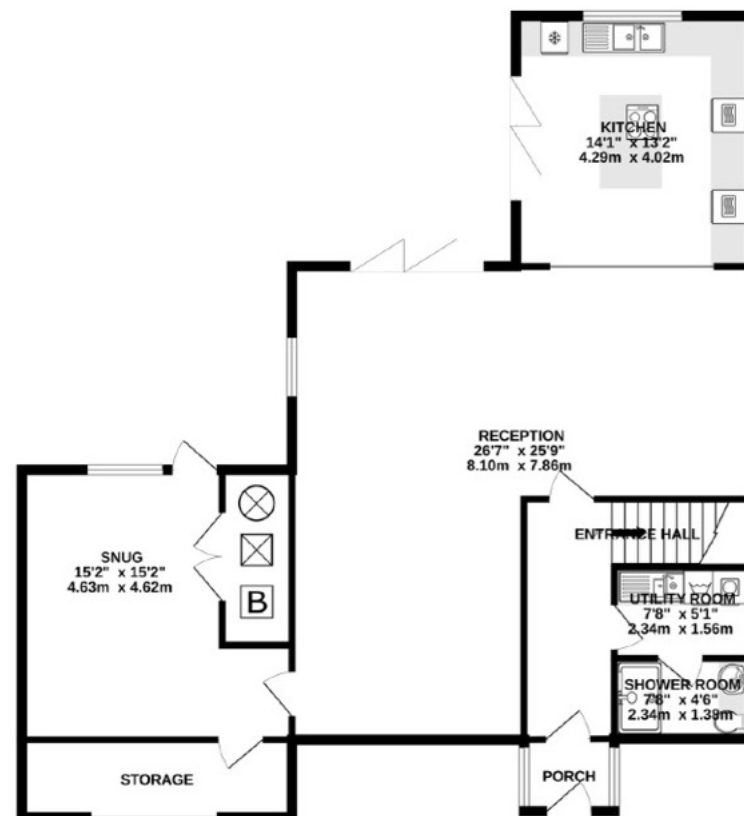
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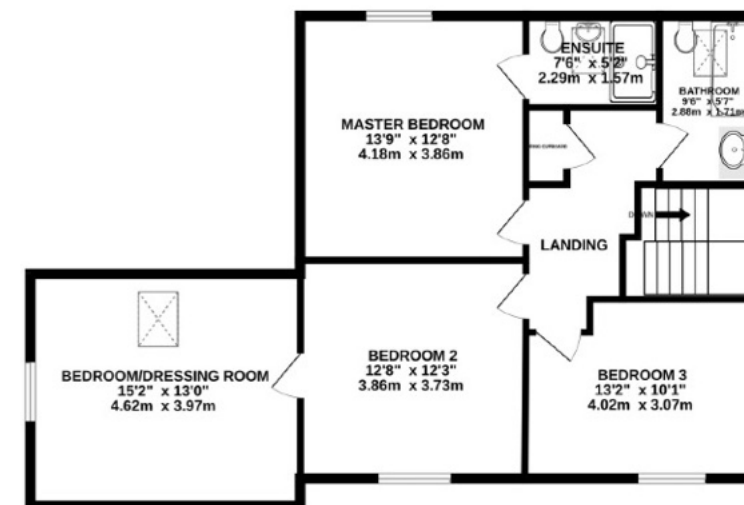
Camel Homes is the trading name of Camel Coastal & Country in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall TR6 0BH
Directors: Simon Dowling FRICS FNAEA and Tom Dowling

GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

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