

EST. 1999

C A M E L

COASTAL & COUNTRY



5 Wheal Leisure

Perranporth, TR6 0EY

Guide Price £539,950



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The Property

Set on a generous plot overlooking Perranporth, this four-bedroom home boasts expansive gardens and far-reaching coastal views.

The property offers bright and spacious living accommodation, including a 21ft living room with a large picture window framing views of Perranporth Beach, and a similarly sized kitchen/diner featuring a modern white-fronted design with access to a large sun terrace to the side.

Further accommodation comprises a spacious entrance lobby with access to the integral garage, a modern wet room, and two ground-floor bedrooms. The first floor provides two additional bedrooms and a shower room, together with a large walk-in storage room which, with the addition of a window, could be transformed into a useful home office.

To fully appreciate the overall size of both the house and its plot, an internal viewing is highly recommended.

Wheal Leisure is a sought-after location for those wishing to enjoy life in the heart of this beautiful and vibrant coastal village, while being slightly elevated to make the most of the views. Local shops, cafés, and bus services are all within a reasonable walking distance, and Perranporth also offers a dentist and doctor's surgery close by. For those who enjoy an active lifestyle, there are numerous sporting facilities, including a football club, rugby club, tennis and lawn bowls clubs, as well as the renowned 18-hole links golf course.

Entrance Porch

21'0 x 7'6 (6.40m x 2.29m)

Integral Garage

18'4 x 8'11 (5.59m x 2.72m)

Entrance Hall

14'2 x 6'5 (4.32m x 1.96m)

Kitchen/Diner

20'10 x 8'11 (6.35m x 2.72m)

Sun Terrace

Generously sized sun terrace with far-reaching views across Perranporth and out to the coast, with steps leading down to the gardens.

Living Room

20'10 x 10'11 (6.35m x 3.33m)

Bedroom

11'3 x 9'8 (3.43m x 2.95m)

Bedroom

9'8 x 6'8 (2.95m x 2.03m)

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

Landing

Bedroom

11'10 x 9'9 (3.61m x 2.97m)

Bedroom

12'0 x 11'9 (3.66m x 3.58m)

Shower Room

6'9 x 3'11 (2.06m x 1.19m)

Storage

12'1 x 4'10 (3.68m x 1.47m)

Gardens

To the rear of the property lies extensive, landscaped gardens arranged over several levels, featuring lawns, seating areas, flower and shrub borders, and a striking Cornish Palm. A gate provides rear access, while a staircase leads up to an elevated decked seating area, where the finest views can be enjoyed—stretching across Perranporth and out to the coast.

Tel: 01872 571454

Driveway Parking

To the front of the property and the garage, there is parking for 3 to 4 cars.

Directions

Sat Nav: TR6 oEY

What3words: ///liquids.defectors.ringers

For further information please contact Camel Coastal & Country

Property Information

Age of Construction: 1962

Construction Type: Block

Heating: Mains Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: F29

Tenure: Freehold

Agents Notes

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.

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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.

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Road Map



Hybrid Map



Terrain Map



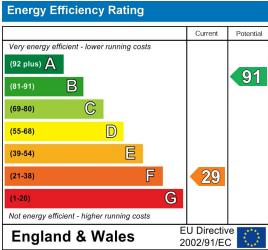
Floor Plan



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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