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CAMEL

COASTAL & COUNTRY



Jorinde, Perrancoombe

Perranporth, TR6 0JA

Guide Price £710,000

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The Property
Occupying an elevated position that takes full advantage of sweeping, rural views across the picturesque Perrancoombe valley, this substantial four-bedroom detached bungalow offers spacious and versatile accommodation combined with a tranquil, scenic setting.

Approached via a long driveway that leads to a double integral garage, steps rise to a prominent front sun terrace which creates an immediate connection with the stunning valley outlook. Inside, a practical porch opens into a welcoming hallway that flows naturally into the main living areas. The generous living room features direct access out to the sun terrace, making the most of the views, and flows seamlessly through to the separate dining room. From here, the layout continues into a well-proportioned kitchen and breakfast room, which serves as the hub of the home.

The interior flexibility is a standout feature, with a rear hall providing internal access down to the double garage—offering excellent potential for an annexe conversion subject to the necessary consents—while an adjoining conservatory looks out over the gardens. Off an inner hall are four comfortable bedrooms, a family bathroom, and a separate cloakroom, catering easily to family life or hosting guests.

Outside, the property is complemented by established front and rear gardens, providing private outdoor spaces to relax while continuing to enjoy the far-reaching rural vistas. Together, the elevated setting, flexible layout, and exceptional valley backdrop make this a truly desirable coastal valley home.

Entrance Hall
12'0 x 7'2 (3.66m x 2.18m)

Living Room
19'10 x 14'6 (6.05m x 4.42m)

Dining Room
11'11 x 10'10 (3.63m x 3.30m)

Kitchen
17'7 x 9'11 (5.36m x 3.02m)

Rear Hall
4'8 x 2'9 (1.42m x 0.84m)

W.C
5'4 x 2'9 (1.63m x 0.84m)

Conservatory
12'6 x 7'2 (3.81m x 2.18m)

Inner Hallway
22'5 x 2'10 (6.83m x 0.86m)

Bathroom

Bedroom
11'11 x 7'0 (3.63m x 2.13m)

Bedroom
11'10 x 11'6 (3.61m x 3.51m)

Bedroom
11'11 x 9'11 (3.63m x 3.02m)

Bedroom
9'10 x 7'0 (3.00m x 2.13m)

Double Garage (Integral)
24'9 x 14'11 (7.54m x 4.55m)
An Internal staircase to the property makes this perfect for conversion to a self contained annexe. (Subject to building and planning regs.)

Gardens
Set centrally within a plot of approximately 0.3 acres, the property benefits from established gardens to both the front and rear. The front garden is laid to lawn with mature shrub and flower beds, providing an attractive approach to the property. To the rear, a paved patio leads onto a large lawn, with plenty of space to sit out and enjoy the surroundings. Both gardens enjoy lovely far-reaching views across the valley at Perrancoombe.

Driveway Parking
Sweeping driveway up to the property with gardens to the side, access to the integral garage and steps to the front sun terrace.

Directions
Sat Nav: TR6 0JA
What3words: ///shimmered.coast.redeeming
Google Map Codes: 8RHQ+V9Q Perranporth

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1970s
Construction Type: Block
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: F
EPC: D
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.

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
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Road Map



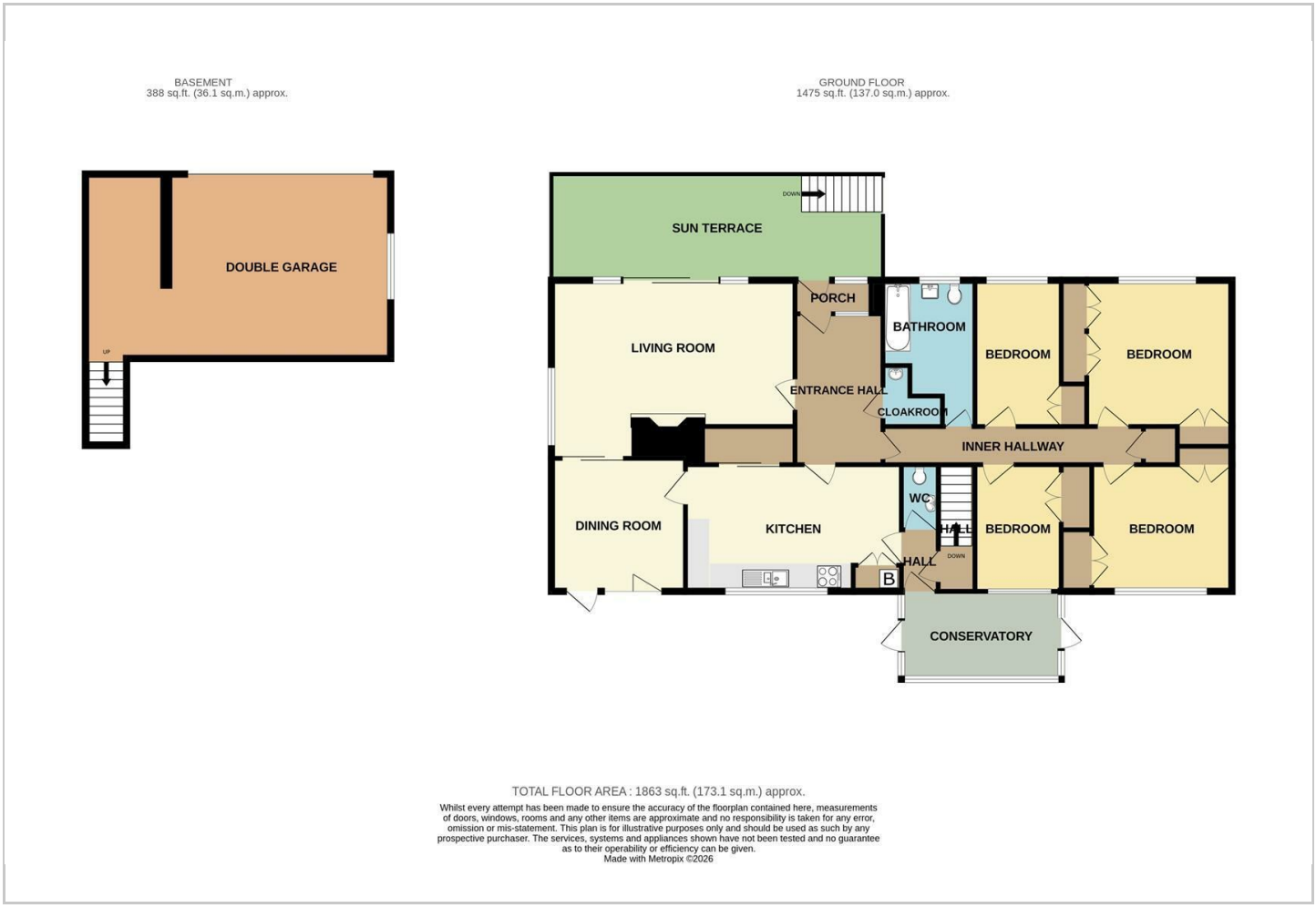
Hybrid Map



Terrain Map



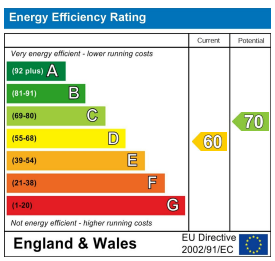
Floor Plan



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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