



21Z Tywarnhayle Road

Perranporth





21Z Tywarnhayle Road, Perranporth, TR6 0DX

Enjoying an elevated position with far-reaching views, this attractive contemporary home offers light, spacious and beautifully proportioned living space arranged over three floors, including four double bedrooms and two bath/shower rooms, complemented by garaging and parking, all within easy reach of the beach and town centre.

Distances

Perranporth beach – 350 yards; Perranporth Golf Club – 1.2; St Agnes – 3.5; A30 – 6.2; Crantock Beach – 6.6; Fistral Beach (Newquay) – 9.7; Royal Cornwall Hospital (Treliske) – 8.7; Truro – 8.7; Cornwall Airport (Mawgan Porth) – 15.4

(All distances are approximate and in miles)

The Location

Perranporth is one of Cornwall's best-known and most popular coastal villages, celebrated for its magnificent expanse of golden sand, dramatic coastline and excellent surfing. The town offers a wide range of everyday amenities, independent shops, cafés, restaurants and pubs, together with a thriving year-round community. The South West Coast Path provides spectacular walking in both directions, while the surrounding countryside and picturesque coastal villages, including St Agnes, Crantock and Holywell Bay, offer further opportunities to explore this beautiful stretch of the north Cornish coast.

The nearby A30 provides excellent road connections to Truro, Newquay and the wider county, making Perranporth an ideal base from which to enjoy all that Cornwall has to offer.

The Property

- Impressive contemporary home occupying an elevated position, enjoying far-reaching views across Perranporth towards the surrounding countryside
- Stylish, well-presented and spacious accommodation arranged over three floors
- Attractive oak internal doors, modern double glazing and engineered oak flooring to the living accommodation
- Welcoming entrance hall with glazed double doors to the living room
- Generous triple aspect open-plan living/dining room with wide bi-fold glazed doors framing the views and French doors to the rear terrace
- Modern, well-appointed double aspect German kitchen with sleek high-gloss grey units, contrasting Corian tops, integrated Bosch appliances including fridge, freezer, oven, hob and microwave. Fisher & Paykel drawer dishwasher. Open through to dining area and door to rear terrace.
- Ground floor WC and understairs cupboard
- Generous double bedroom enjoying the far-reaching views with French doors to balcony
- Two further double bedrooms
- Contemporary shower room with walk-in shower and round window enjoying the views
- Top floor landing with access to a balcony / roof terrace, providing an ideal spot to sit and enjoy the elevated outlook
- Spacious double aspect principal double bedroom enjoying the elevated views across Perranporth including sea glimpses. Fitted wardrobes and contemporary en suite bathroom.



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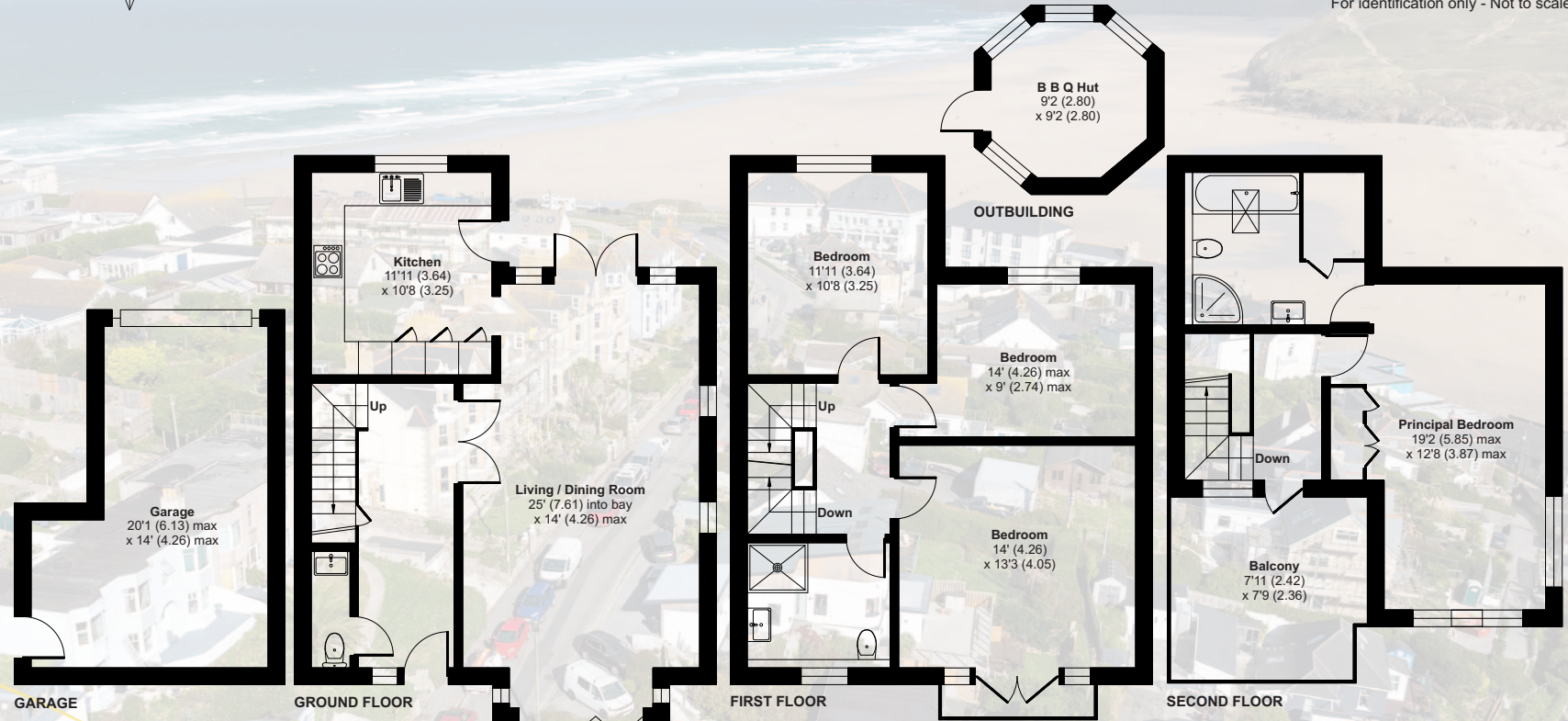
Main House = 1585 sq ft / 147.2 sq m

Garage = 232 sq ft / 21.5 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1889 sq ft / 175.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1530026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The Gardens, Garage and Parking

- Attractive, landscaped gardens arranged over a series of terraces, designed for low-maintenance enjoyment.
- Generous, sheltered paved courtyard adjoining the kitchen and dining room, providing an excellent space for outdoor dining and entertaining
- Steps rising from the courtyard to an upper lawn with established shrubs, ornamental grasses and colorful planting
- Raised timber deck with glazed balustrading, providing a further outdoor entertaining area with timber-built barbecue hut
- Private garage (new roof in 2023) with parking in front for 1-2 cars. Privately owned driveway from Tywarnhayle Road (please note that the bungalow behind enjoys a right of way).

Tenure, services and material information

Freehold. Mains electricity, water and drainage. Electric radiators. Solar thermal for hot water. Sedum roof. Bought as new in 2009 and subsequently upgraded with well-respected Iroka interiors.

Council Tax: band D

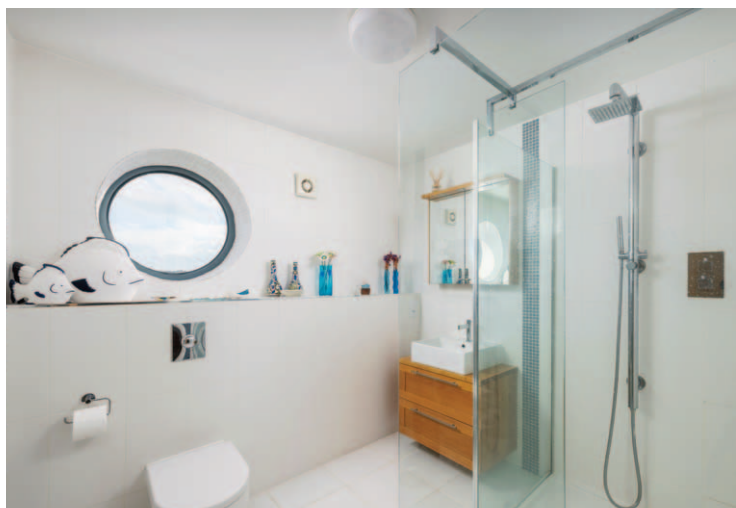
Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words

/// gifted.snapping.spruced

Directions

Proceeding into Perranporth along Liskey Hill (B3284), continue past the school and down to the bottom of the hill. Just beyond the zebra crossing, proceed straight ahead before turning left into St George's Hill. Continue for approximately 175 yards before turning right into Tywarnhayle Road. Follow the road for approximately 350 yards, where No. 21Z will be found on the left-hand side.





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WHERE YOU LIVE MATTERS

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