

EST. 1999

# C A M E L

COASTAL & COUNTRY

Entire Top Floor with Large Balcony and Stunning Sea Views



Flat 3, 2 Lamorne Close Grannys Lane  
Perranporth, TR6 0HQ

Guide Price £510,000



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## The Apartment

This expansive three-bedroom apartment boasts breathtaking sea vistas that span across Perranporth to Chapel Rock. Conveniently situated with level access off Grannys Lane, it further offers a spacious driveway with ample parking for up to four cars.

Inside, the property features generously proportioned living spaces. The open-plan layout seamlessly integrates the living room, dining area, and kitchen, illuminated by an abundance of natural light streaming through skylights and a capacious balcony overlooking the coastline.

At the opposite end of the apartment lie three sizable double bedrooms, alongside a well-appointed bathroom. Additionally, the property includes a practical utility room for added convenience.

Externally, the apartment showcases a sizable, enclosed garden, ensuring privacy and providing a serene escape. A charming summerhouse and ample storage space complement the outdoor area, alongside the driveway offering additional parking options.

## The Location

Nestled along the ruggedly beautiful coastline of Cornwall, Perranporth stands as a picturesque seaside town known for its stunning natural landscapes, vibrant community, and a rich tapestry of history and culture.

One of Perranporth's most alluring features is its pristine sandy beach, stretching for miles and offering a paradise for sun-seekers, surfers, and beachcombers. Towering cliffs and dunes frame this exquisite shoreline, creating a dramatic backdrop that never fails to impress. The iconic Chapel Rock, a distinctive geological formation rising from the sands, adds an enchanting touch to the beach's scenery.

Perranporth is a playground for outdoor enthusiasts. Surfers flock here to ride the waves of the Atlantic Ocean, while hikers and nature lovers explore the South West

Coast Path, which meanders through breathtaking coastal vistas.

Despite its relatively small size, Perranporth boasts a vibrant community spirit. Throughout the year, the town hosts a variety of events and festivals, celebrating everything from art and culture to food and music. The annual Tunes in the Dunes festival, held right on the beach, is a highlight for music lovers.

Perranporth offers a diverse culinary scene with restaurants, pubs, and cafes serving up delicious local and international cuisine. Don't miss the opportunity to savour fresh seafood, Cornish pasties, and traditional cream teas while enjoying ocean views from cozy eateries.

## Entrance Hall

Wooden flooring in the entrance area and doors off to:-

## Open Plan Living Room/Kitchen/Diner

### Kitchen

19'3 x 11'7 (5.87m x 3.53m)

### Living Room

23' x 13'9 (7.01m x 4.19m)

### Sun Deck / Balcony

62'4" x 9'10" x 16'4" x 29'6" (19'3 x 5'9)

A spacious balcony with doors into the master bedroom and living room. Stunning coastal views out across Perranporth.

### Utility Room

6'7 x 5'2 (2.01m x 1.57m)

### Bathroom

8' x 7'7 (2.44m x 2.31m)

### Master Bedroom

13'1 x 12'7 (3.99m x 3.84m)

### Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

### Bedroom Three

11'8 x 11'7 (3.56m x 3.53m)

## Gardens

The property has two lawned garden areas with a decorative paved seat area, a summerhouse and storage. The garden is fully enclosed and is the place to sit and relax.

## Parking

The property offers a large parking area for around 4 cars which is set off Grannys Lane. From here you will find the walkway across to the properties entrance.

## Directions

Sat. Nav. - TR6 0HQ

What3Words - ///somewhere.rising.widget

If further help with directions is needed please contact the office.

## Agents Notes

FREEHOLD/LEASEHOLD - There are 3 apartments within the whole building and they are currently all owned by Flat 3. So the building is currently a freehold but will be changed to a leasehold on sale.

**VIEWINGS:** Strictly by appointment only with Camel Homes, 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



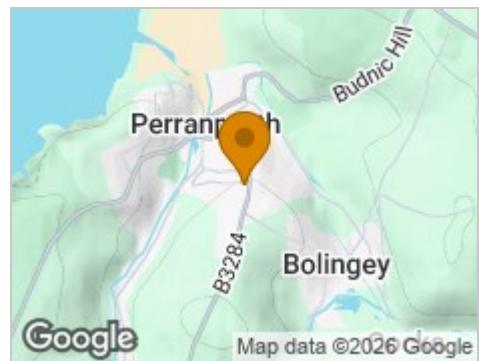
## Road Map



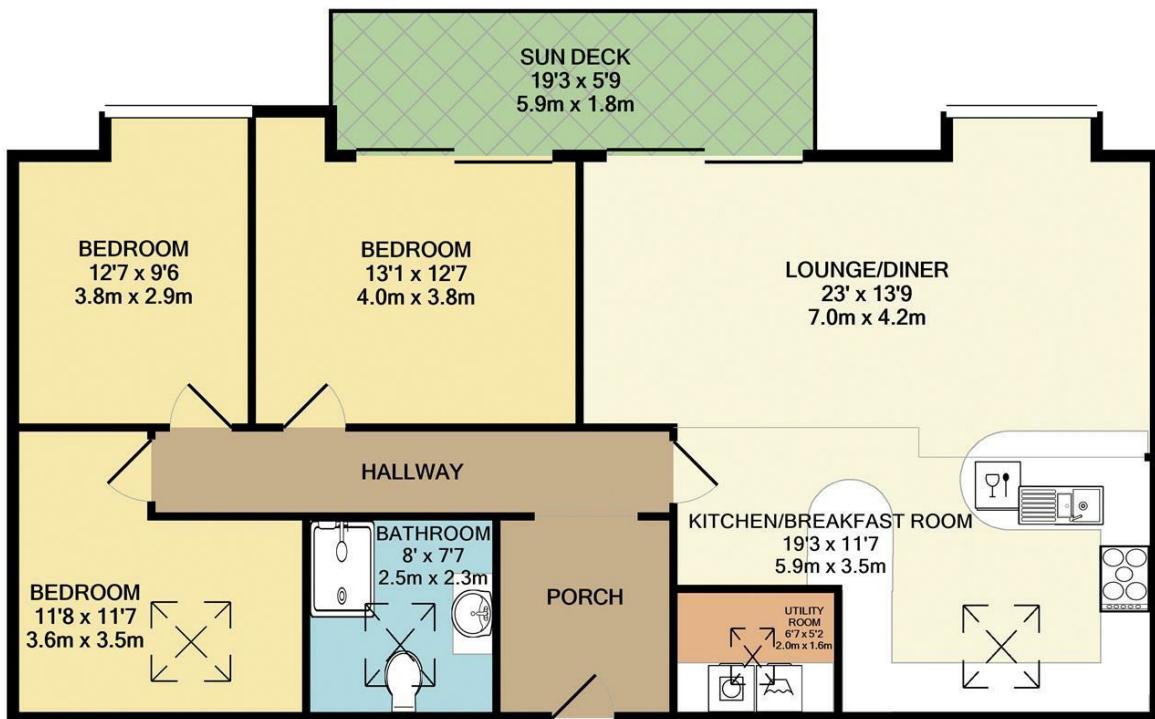
## Hybrid Map



## Terrain Map



## Floor Plan



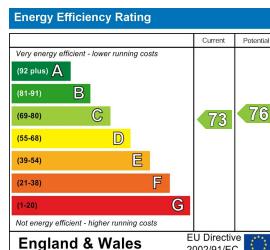
TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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