



THE BEACH HOUSE

Perranuthnoe, Cornwall



AN IMMACULATELY PRESENTED AND FITTED,
STYLISHLY DESIGNED, CONTEMPORARY HOUSE
AND ANNEXE, WITH EXTENSIVE GROUNDS, IN AN
IDYLIC BEACHSIDE LOCATION WITH
BREATHTAKING OCEAN AND COASTAL VIEWS

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Sitting/dining room and roof terrace | Kitchen | Breakfast room | Utility room
Principal bedroom/bathroom suite and stairs to children's bedroom

First Floor: Balcony | Bedroom/shower room suite | Two further bedrooms and shower room

Annexe: Kitchen/dining/sitting room and terrace | Bedroom/shower room suite | Further bedroom and shower room

Outside: The house owns 365ft of direct beach | Parking | Garage/gym/games room | Terraces and hot tub
Paddock/gardens with firepit and seating area | Stables and log store

Distances: Marazion Beach 3 miles, Penzance 6.5 miles, Newlyn 7.5 miles, St Ives 10 miles, Falmouth 23 miles, Truro 27 miles, Newquay Airport 42 miles
(All distances are approximate)

Guide price: £3,000,000

SITUATION

The Beach House occupies a breathtaking location above Perranuthnoe Beach on the gorgeous south coast of West Cornwall, between Praa Sands and Marazion, overlooking Mount’s Bay. The centre of Perranuthnoe village is about 10 minutes walk away and has a pub and restaurant, The Victoria Inn, an historic church and cafes above the lovely sandy beach with rock pools at either end.

The South West Coast Path runs past the property, providing spectacular coastal walking, and, within easy reach to the west, is Marazion with its vast sandy beach and access, via a causeway at low tide or a boat at high, to the historic St Michael’s Mount island with its crescent harbour and ancient castle.

To the north is the iconic seaside town of St Ives, on the north coast, with its picturesque fishing harbour, turquoise waters, thriving arts scene and numerous boutique shops, galleries, restaurants and bars, as well as its many adjoining sandy surf beaches around St Ives Bay.

Further to the west, along the south coast, is the harbour at Newlyn with its eateries and galleries and, to the east, Praa Sands and Porthleven with its fishing harbour. The south coast of West Cornwall is renowned for its beauty with its coves, beaches and rocky cliffs, west towards Lands End or east around The Lizard, but also its excellent opportunities for sailing at such places as The Helford River and Falmouth and the Carrick Roads Estuary.

Via the A394, there is access to Truro or onto the A30 leading west to Penzance and east to Exeter and the M5 motorway. In Penzance or at St Erth there are stations with mainline services to London (Paddington). Newquay Airport provides daily flights to Gatwick and other UK and international destinations.



THE PROPERTY

The Beach House is in a stunning, private setting at the end of a no through lane, just outside the village, next to the South West Coast Path and benefitting from spectacular sea and coastal views across Mount's Bay, from Cudden Point to St Michael's Mount, with Perranuthnoe Beach about 300m away.

Both the main house and the annexe have been stylishly designed to a high specification to make optimum use of space and light, but also to take full advantage of the breathtaking views. The entrance driveway leads up to a wide parking and turning area for several vehicles and adjacent to the lower ground floor garage/gym/games room.

The heart of the house is the fabulous open plan sitting/dining room with outstanding ocean and coastal views, incorporating the light and spacious sitting area with woodburner, dining area and bi-fold doors opening to the broad, paved, roof terrace above the garage, with balustrade and providing luxurious and idyllic areas for outside dining and sitting whilst enjoying the stunning sea and coastal views.

Off the sitting/dining room is the breakfast room and the fitted kitchen including induction hob, double oven, coffee machine and Quooker boiling water tap. From the entrance hall doors lead into the utility room with wine cooler and ice machine and the principal bedroom with fitted wardrobes and en suite bathroom with bath and shower. Stairs rise from a separate WC to the children's bedroom above, with separate door to stairs to the grounds.

On the first floor a door from the landing opens to a wide balcony with fabulous sea views and another bedroom with fitted wardrobes, en suite shower room and French doors out to the balcony. There are two further bedrooms and a shower room on this floor.



To the rear of the house, the separate annexe has an open plan kitchen/sitting/dining room with fitted kitchen with wine fridge and coffee machine, a shower room and a bedroom with glazed roof and en suite shower room on the ground floor, and a further bedroom with fitted cupboards and Velux style/Juliet balcony windows providing lovely sea views. Bi-fold doors from the kitchen/sitting/dining room open to an enclosed paved terrace with beautiful sea views.



To the side and rear of the main house is the hot tub for six people from where, again, there are gorgeous sea and coastal views. There is also a hot outdoor shower and surf store. Below the house and adjoining the entrance driveway and parking and turning area is a small paddock incorporating the stable building with two loose boxes. A gravel driveway edged by post and rail fencing leads up to a 5 bar gate into the large gently sloping paddock/garden, interspersed with trees and shrubs and, at the top corner of which, is the outdoor firepit with built in seating and picnic bench and, once more, benefitting from the gorgeous ocean and coastal views and the perfect spot to enjoy a Cornish sunset.

PROPERTY INFORMATION

Tenure: Freehold
Services: Mains water and electricity. Private drainage. Oil fired boiler and underfloor heating.
Local Authority: Cornwall Council: 0300 123 4121
EPC: C
Council Tax: Band E
Directions: TR20 9NF





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Approximate Gross Internal Area
398.4 sq.m. (4289 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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