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CAMEL

COASTAL & COUNTRY



Astraea Mill Road

Bolingey, Perranporth, TR6 0AP

Guide Price £795,000



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Astraea

Occupying a delightful position in the peaceful, picturesque hamlet of Bolingey, Astraea is a handsome detached modern country residence, completed c.2012 of insulated cavity construction with natural stone facing and traditional quoin and lintel detailing. Light, neutrally presented and immaculately kept, the accommodation extends to approximately 2,124 sq ft in total (including the garage and conservatory), arranged around a wonderful heart-of-the-home sequence: open-plan living and dining space, a magnificent vaulted sitting room with exposed A-frame trusses, and - through a granite-linted doorway in the stone wall - a fine uPVC double-glazed conservatory looking over the garden.

The House

An entrance porch opens to the hall, with its oak staircase, glazed oak doors and cloakroom. The open-plan living and dining space runs the depth of the house, flowing on one side into the kitchen - extensively fitted with cream cabinetry under dark work surfaces, with integrated double ovens, hob and extractor and space for an American-style fridge freezer - and on the other into the vaulted sitting room, an impressive space with exposed A-frame trusses, track lighting and window to the garden. From here, double doors beneath a granite lintel open through the stone wall into the conservatory: a superb uPVC double glazed room, warm and light, with access to the garden. A separate utility room and the integral garage complete the ground floor. Upstairs, an

oak-balustraded landing serves the four bedrooms. The principal bedroom is a fine double with ensuite; bedroom three - a long room of over 15 ft - has its own ensuite bathroom, and two further bedrooms share the well-appointed family bathroom.

Gardens and Grounds

Astraea is approached over a generous brick-paved driveway providing parking behind mature planting, with the integral garage beyond. The enclosed rear garden is a lovely, private space: level lawn, paved terracing for outdoor dining, established trees and shrubs including a fine acer, and a charming timber summerhouse - all backed by mature trees that lend the garden a delightfully green, sheltered outlook, with the Bolingey valley beyond.

Situation

Bolingey offers the best of both worlds: a peaceful and picturesque rural hamlet, with the ever-popular Bolingey Inn a short stroll away and the extensive amenities of Perranporth - shops, cafes, primary school and its renowned three miles of golden sand, beloved of surfers - approximately half a mile distant. Scenic walking and cycling on the Saints Trails network is close at hand. The cathedral city of Truro, with its mainline rail link and comprehensive retail, recreational and schooling facilities, is approximately 8 miles away, while Newquay Airport, approximately 12 miles distant, provides regular flights to a range of national and international destinations.

Directions

Sat Nav: TR6 oAP

What3words: ///placidly.muted.bypassed

For further information please contact Camel Coastal & Country.

Other Information

Tenure: Freehold. Construction: Completed c.2012; insulated cavity block construction with natural stone facing and quoin and lintel detailing. Services: Mains electricity, water and drainage; oil-fired central heating; mobile coverage good (vendor-reported); ultrafast full-fibre broadband available with download speeds of up to 1,000 Mbps (per the Ofcom checker). Council Tax Band: F. EPC: Rating C (74). Agents' Note: Flood protection measures are understood to be in place at the property; the vendor confirms the property has not flooded - further details are available from the agent. Chain: Offered for sale with no onward chain.



Road Map



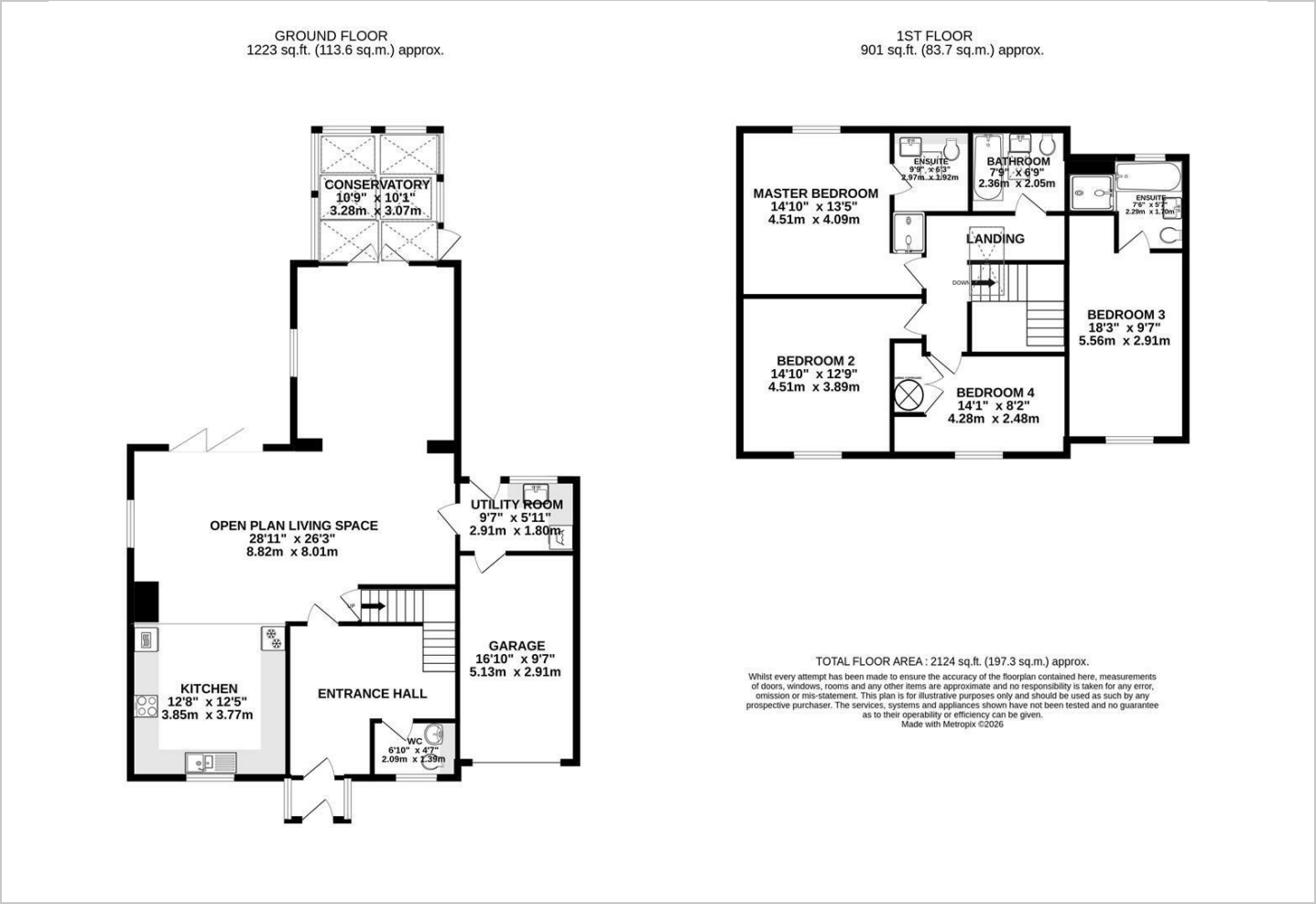
Hybrid Map



Terrain Map



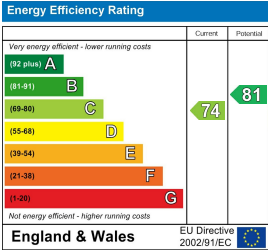
Floor Plan



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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