



## Perranporth, TR6 – A Show-Stopping Coastal Home with panoramic views!

Guide Price £685,000

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## **An Exceptional Contemporary Four-Bedroom Coastal Home with Panoramic Perranporth Views**

Occupying an elevated and peaceful position in Higher Bolenna, this outstanding detached home offers uninterrupted panoramic views across the valley and Perranporth from its principal living spaces, master suite and garden. Recently remodelled and substantially extended, it provides an impressive 196.6m<sup>2</sup>—over 2,100 sq ft—of beautifully presented and versatile accommodation across three floors.

The magnificent ground-floor extension creates a show-stopping open-plan kitchen, dining and entertaining space flowing into a light-filled sunroom lounge. Expansive bifold doors open onto the patio, landscaped garden and alfresco terraces, creating an incredible indoor/outdoor setting for family life and entertaining. This floor also offers a large utility room with sink and fitted cabinetry, excellent storage and a versatile fourth bedroom—ideal as an office, guest room or teenager's space.

Entered on the middle floor, the home features a vast principal lounge measuring almost nine metres in length. Two large windows and glazed doors flood the room with light, frame the far-reaching views and open to a Juliet balcony. A generous bedroom and family bathroom with bath and separate shower complete this level.

Upstairs, the peaceful master suite enjoys double doors to a second Juliet balcony, a walk-in wardrobe and private en-suite bathroom, alongside a further generous bedroom.

Outside, beautifully landscaped terraces provide spaces for dining, relaxing, entertaining and playing, complemented by crisp white walls and coastal planting. There is parking for two vehicles and an EV charging point. Wonderfully removed from the bustle yet just steps from the tennis courts, park, boating lake and village amenities, this exceptional home captures the very best of the Perranporth lifestyle.





- Elevated coastal position, uninterrupted panoramic views across Perranporth
- Spectacular extended kitchen/diner and sunroom lounge
- Immense first-floor lounge - wood-burning stove, Juliet balcony
- Beautifully landscaped garden with dining, lounging and firepit terraces
- Off-road parking for two vehicles with an electric-car charging point
- Impressive 4-bed detached home, more than 2,100 sq ft of versatile accommodation
- Expansive bifold doors create an incredible indoor/outdoor entertaining space
- Peaceful master suite, walk-in wardrobe, en-suite and panoramic Juliet balcony
- Two generous living spaces plus a fourth bedroom or dedicated home office
- Peacefully removed from the bustle yet moments from the park, tennis courts, boating lake and village



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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