



Sundance Tregundy Lane, Perranporth, TR6 0PT
Guide Price £950,000

Boasting what are unquestionably amongst the best sea views of any property in the entire Perranporth area, is this substantial five bedroomed detached house with double integrated garage, private driveway and good-sized rear garden in central Perranporth.

The Property

Sundance is a property defined by its breathtaking views. Commanding panoramic vistas across the entirety of Perranporth's three-mile golden beach and dramatic coastline, this substantial detached house offers both spectacular natural beauty and exceptional practicality for family living or investment purposes.

The property features contemporary reverse-level living, intelligently designed to maximize the remarkable sea views from the principal reception rooms. Currently operated as a successful holiday let by the owners, Sundance would make either an ideal family home or potentially lucrative investment opportunity.

Ground Floor

A useful cloakroom/foyer provides initial access, leading to a spacious central hallway that serves the ground floor accommodation. Two generously sized double bedrooms are positioned at this level, serviced by a modern shower room/WC with contemporary finishes.

To the rear of the property, a large contemporary kitchen features a good range of modern built-in appliances, complemented by a useful pantry/storage area and separate utility room. The adjacent family dining room benefits from French doors that open directly onto the enclosed rear garden, creating an ideal space for summer entertaining and al fresco dining.

First Floor

The first floor reveals the property's most impressive spaces, beginning with three further good-sized double bedrooms. The spacious master bedroom features fitted wardrobes and a stylish en-suite shower room/WC.

The undoubted centerpiece of the first floor is the spectacular living room with vaulted ceiling and covered balcony. This magnificent space has been specifically designed to

frame and celebrate the breathtaking sea views, creating an exceptional environment for relaxation and entertaining. The vaulted ceiling adds dramatic height and light, while the adjacent covered balcony provides the perfect vantage point to watch the sun set over the Atlantic or observe the surf breaking on the golden sands below.

Outside

The property benefits from an integrated double garage accessed from the front of the property, providing secure parking and substantial storage space. A private driveway offers additional off-street parking for multiple vehicles.

To the rear, a good-sized enclosed garden enjoys a sunny aspect, benefiting from the property's elevated position. The garden is predominantly laid to lawn with paved patio areas and established boundaries, providing a safe, private space for children and pets, or for outdoor entertaining during Cornwall's famously mild summers.

Location

Sundance occupies a superb position on Tregundy Lane in central Perranporth, offering the perfect combination of privacy and convenience. The property sits close to the coastal path and within comfortable walking distance of Perranporth's three-mile golden beach—one of Cornwall's finest and most popular beaches, renowned for its excellent surfing conditions and safe bathing.

The village of Perranporth itself provides a comprehensive range of amenities including shops, Post Office, medical center, primary school, churches, public houses, and restaurants. The village enjoys a thriving community spirit with active rugby, football, and cricket clubs, along with a golf club featuring one of the finest natural links courses in the country.

The property's location makes it ideally situated to enjoy authentic Cornish coastal

living. Morning walks along the beach, afternoon surf sessions, and evening strolls along the coastal path are all within easy reach. Yet despite this idyllic coastal setting, excellent transport links provide convenient access to the broader region.

Newquay lies approximately 6 miles to the west, offering additional shopping, leisure facilities, and Cornwall Airport with regular flights to UK and international destinations. Truro, Cornwall's cathedral city and administrative center, sits approximately 7 miles to the southeast, providing comprehensive retail facilities, cultural venues, and excellent schooling options including both state and independent schools.

The A30 trunk road is readily accessible, providing swift connections to the rest of Cornwall and beyond, making this an ideal location for those seeking coastal living without isolation.

Services & Practical Information

- * Mains electricity, water, and drainage
- * Oil-fired central heating
- * Integrated double garage
- * Council Tax Band D
- * EPC Rating: D (67)
- * Total floor area: Approximately 2,156 sq ft / 200.3 sq m
Ground floor: 1,267 sq ft / 117.7 sq m (approx.)
First floor: 890 sq ft / 82.6 sq m (approx.)
- * Currently operated as successful holiday let
- * No onward chain

Directions

Sat. Nav: TR6 OPT

What3Words ///kidney.smooth.instead

For further help with directions, please call Camel Coastal & Country on 01872 571454

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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

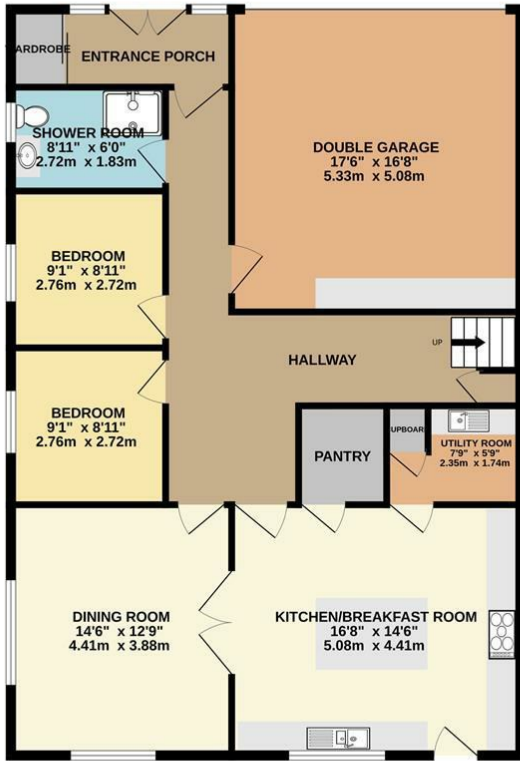
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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

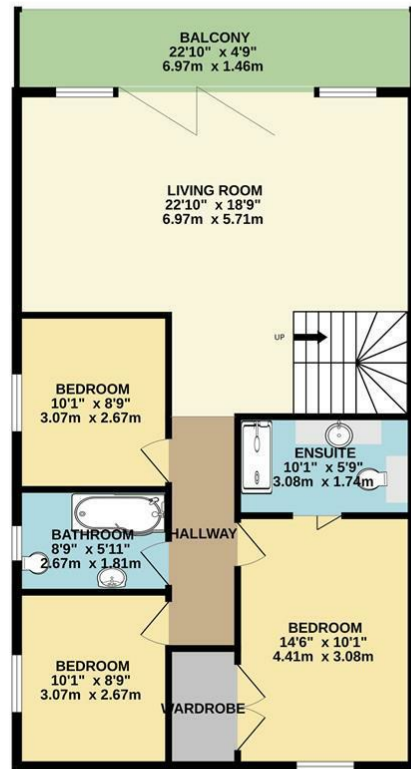
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Floor Plan

GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



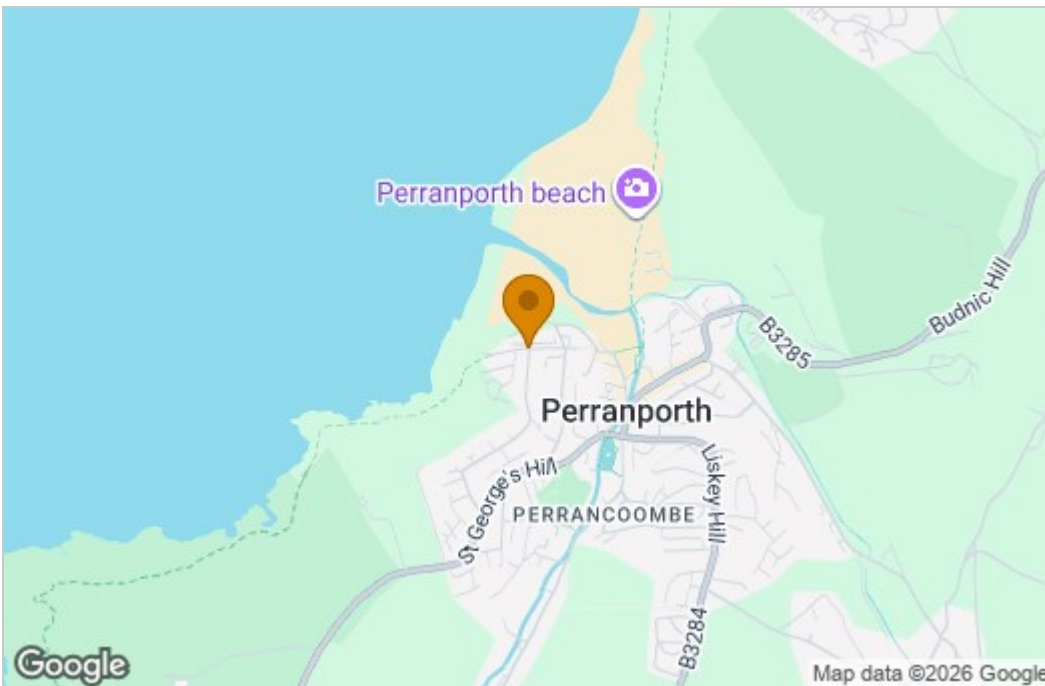
1ST FLOOR
890 sq.ft. (82.6 sq.m.) approx.



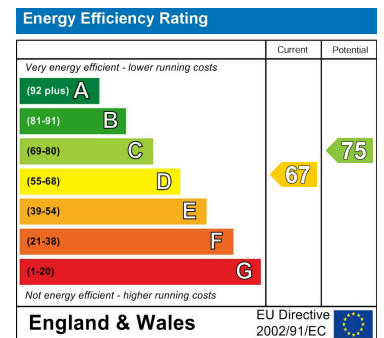
TOTAL FLOOR AREA: 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph



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