



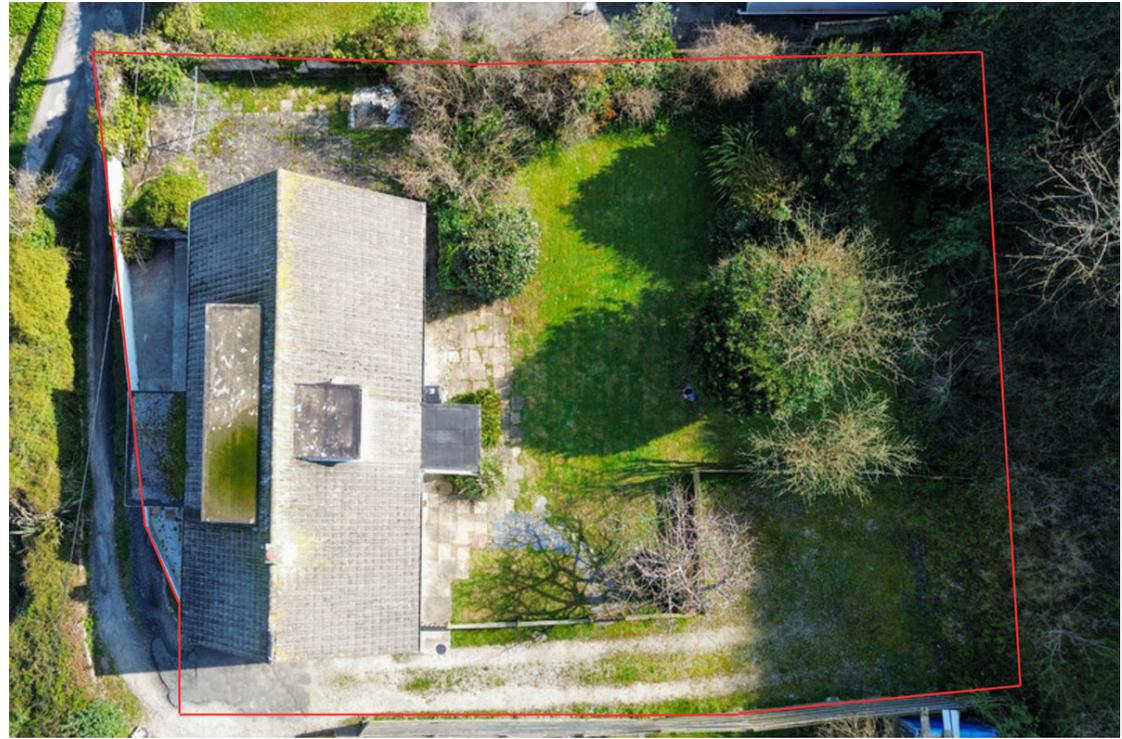
Tranquility, Station Road, Perranporth, TR6 0DD
£525,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Available for sale with no onward chain
- Opportunity to add value
- Popular North Coast seaside town location
- Detached dorma bungalow
- Large south west facing rear level garden
- Open plan sitting/dining room and kitchen
- Four bedrooms, family bathroom, separate family showeroom
- Parking for multiples vehicles
- Lovely countryside, town, sand dune and golf course views
- Video tour available



A broad, elevated and surprisingly spacious 4 bedroom detached bungalow with lovely views, a gorgeous south facing level lawned garden and parking for multiple vehicles situated just moments from the ever popular seaside town of Perranporth.



The Property

Available for sale with no onward chain and situated in a tucked away and elevated position sits this superb, detached four double bedrooomed bungalow, measuring just under 1,300 sqft, with naturally light semi open plan accommodation, parking for multiple vehicles, south facing level lawn garden, multiple hard landscaped outdoor dining areas and brilliant views across Perranporth and out to the sand dunes.

Accessed just off Station Road, via a sloping shared driveway the property can be accessed via the conservatory at the front or the rear porch.

From the conservatory, which could be used as a sunroom or large boot room, a door leads into the entrance hall. The hallway provides access to the open plan kitchen/dining and living room, two downstairs double bedrooms and the family bathroom. It also has a turning open tread staircase leading to the first floor.

The kitchen/dining room, which measures almost 22' in length, is a lovely and light dual aspect, semi open plan space with tiled flooring, pinewood units with granite worktops, an integrated oven, separate pantry and has access to the rear porch/utility cupboard. The sitting room, which is cleverly split from the kitchen/dining room by a central wall and double fronted wood burning stove, is a great size room, with further base and eye level units to one side and a large window overlooking the rugby club, over to the golf course and out to the sand dunes.

The principle bedroom which can be found at the front of the property, benefits from the same views and has an added bonus of a dressing area and built in wardrobes. Bedroom 2, which is to the rear of the property, overlooks the gorgeous rear garden. The family bathroom is a well appointment three piece suite with glazed window.



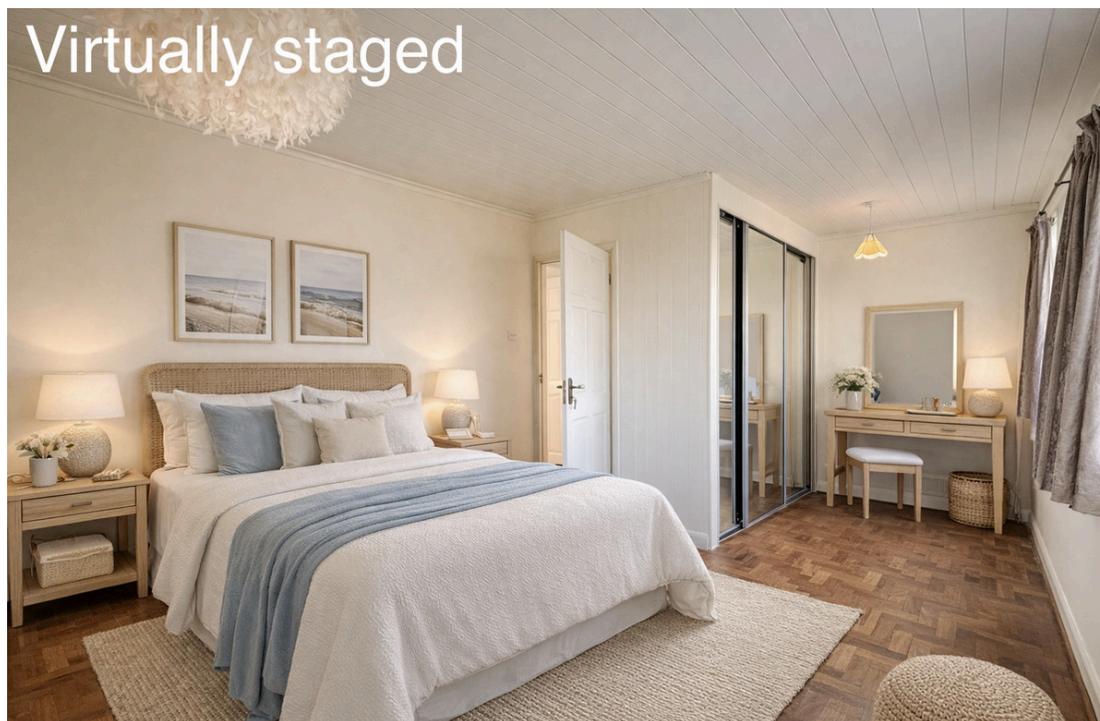
From the hallway, the stair case leads to two further good size bedrooms, both which could fit double beds and share the same fantastic, elevated views over Perranporth and even have glimpses of the sea. Both rooms have a large wardrobe space connecting to further eaves storage areas. The family shower room which can be found just off the entrances to bedrooms 3 and 4, is a three piece suite with a window facing the rear elevation.

At the front of the property is a sloping shared driveway providing access to this and just one other property. The road forks to the left and onto a small single track drive which leads to a gravelled parking area which would be perfect for a car port or (subject to the necessary planning consent) a double garage.

To the eastern side of the property, two courtyard areas can be found, boarded by a wall and high hedging but both benefitting from lovely countryside views.

To the rear, a most wonderful and well established garden with an array of shrubs, trees and hedging which borders the beautiful level lawn garden.

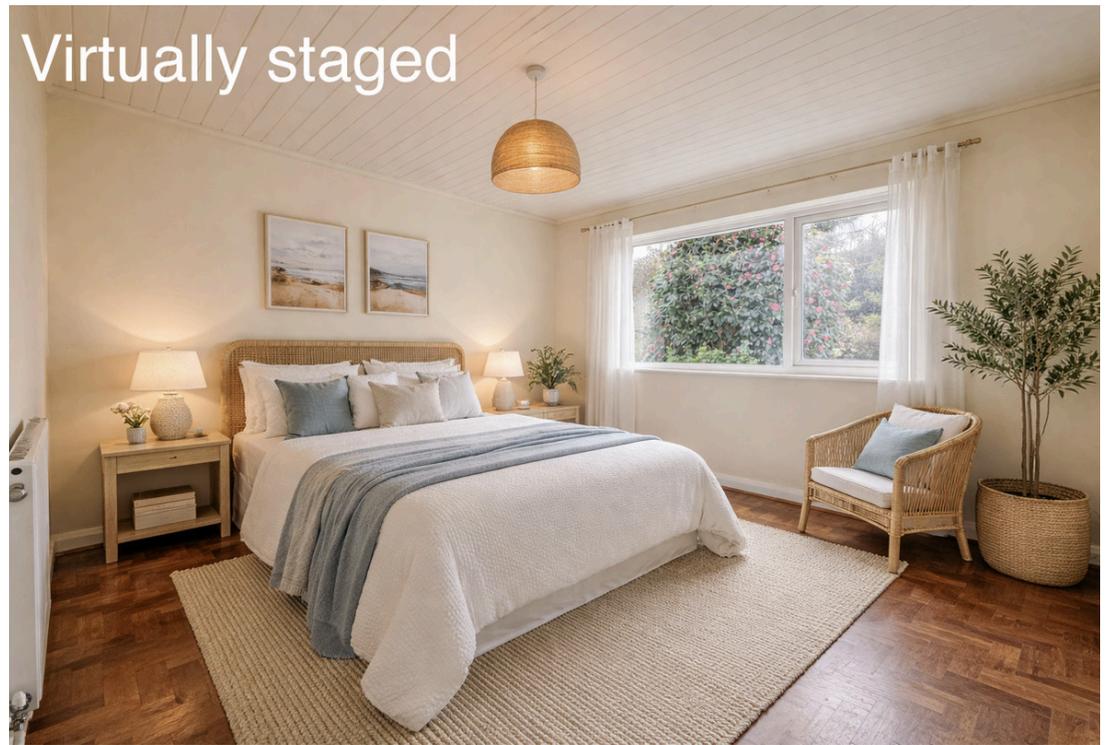
In all, this property would suit a large variety of buyers and a viewing is wholeheartedly recommended to understand and appreciate what a fantastic opportunity this is in a popular seaside resort town on the North Coast of Cornwall.



Bedroom 2



Virtually staged



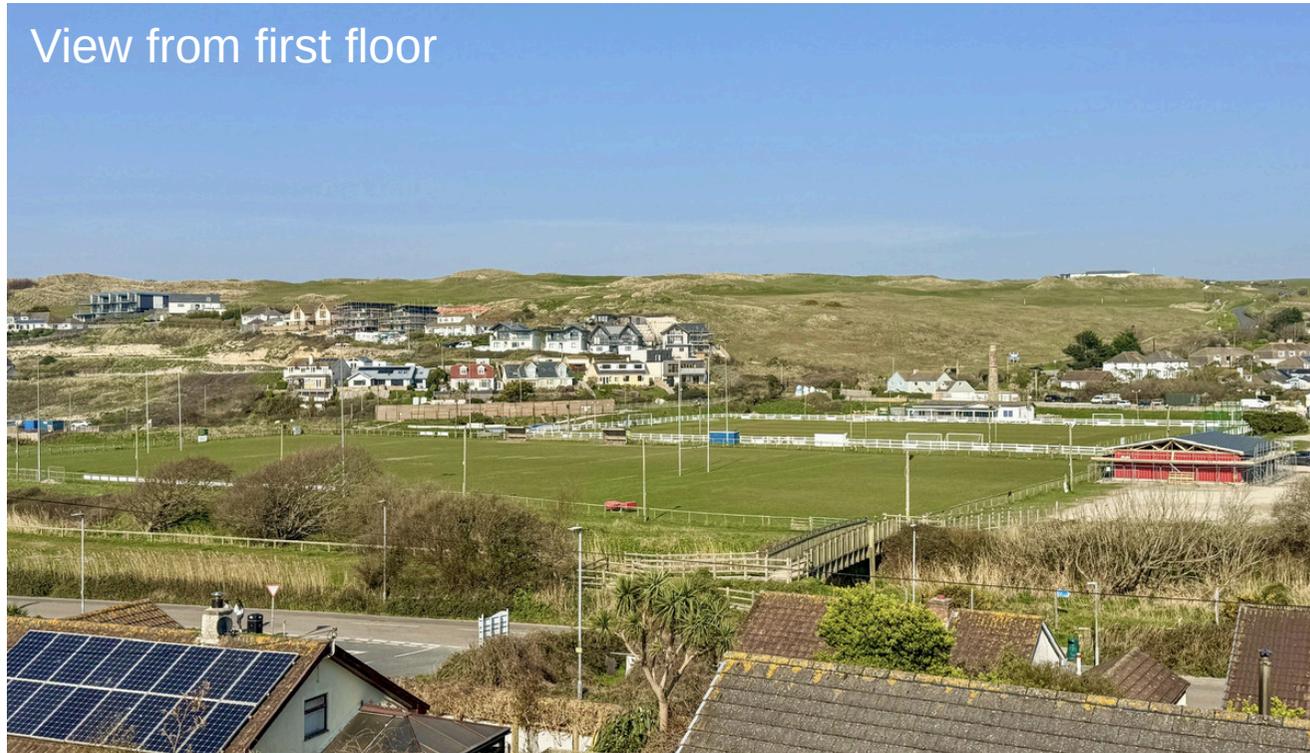
Bedroom 3



Bedroom 4



View from first floor





The Location

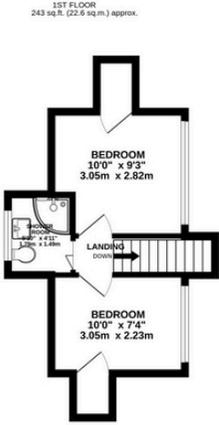
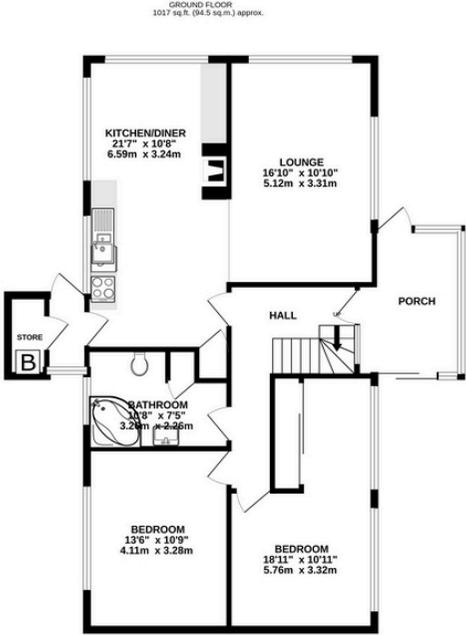
Station Road is a lovely, tucked away part of the ever popular seaside town of Perranporth. This wonderful property is a short walk down a sloping driveway and then a level walk into the hustle and bustle of Perranporth. Minutes from the excitement and all its amenities but far enough away to enjoy your own space.

Perranporth is located on the nearby rugged coastline of north Cornwall, approximately 8 miles West of the city of Truro and 8 miles south of the town of Newquay. Best known for its glorious beach providing three miles of soft golden sand enjoyed by sunbathers, swimmers, dog walkers and surfers year round and backed by impressive sand dunes with dramatic coastline along the South/West coast path either side. The town itself provides a multitude of amenities for retail, groceries and dining with a particular highlight being 'The Watering Hole' which is the only pub in Britain which sits directly on the beach providing a fantastic entertainment hub for the area with music and events put on throughout the year and the perfect place to enjoy a drink as the sun sets over the horizon. Sports are well catered for in Perranporth with surf schools, football club, tennis courts, cricket club and rugby club as well as a highly rated links golf course sitting amongst the natural dunes with awe-inspiring views and plenty of challenge. The town is well connected with plenty of bus stop locations heading in all directions on a regular basis, driving you can be on the A30 to head East or West in around 10 minutes.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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.

Made with Metropix ©2026

Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Tax Band: E

Services: Mains water, drainage and electric. Calor gas connected.

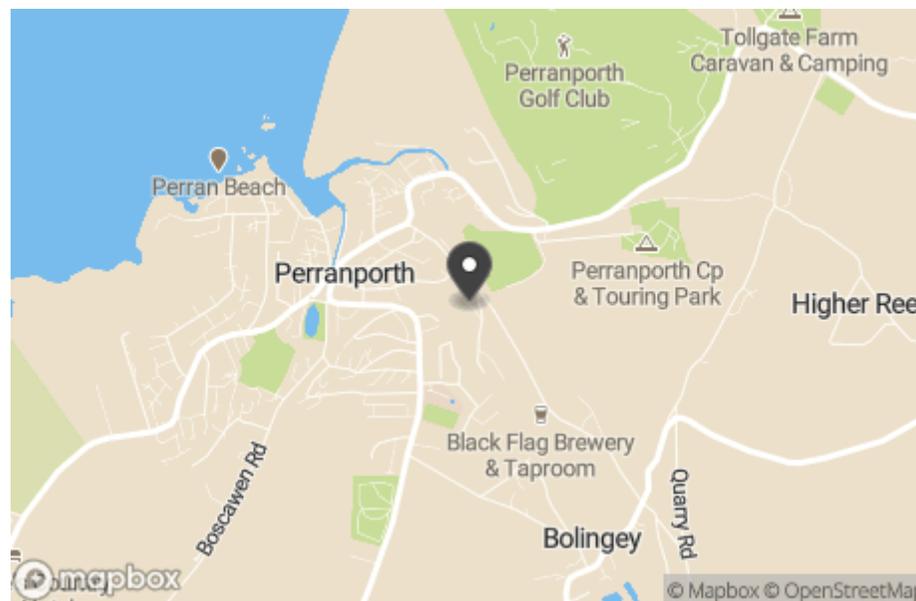
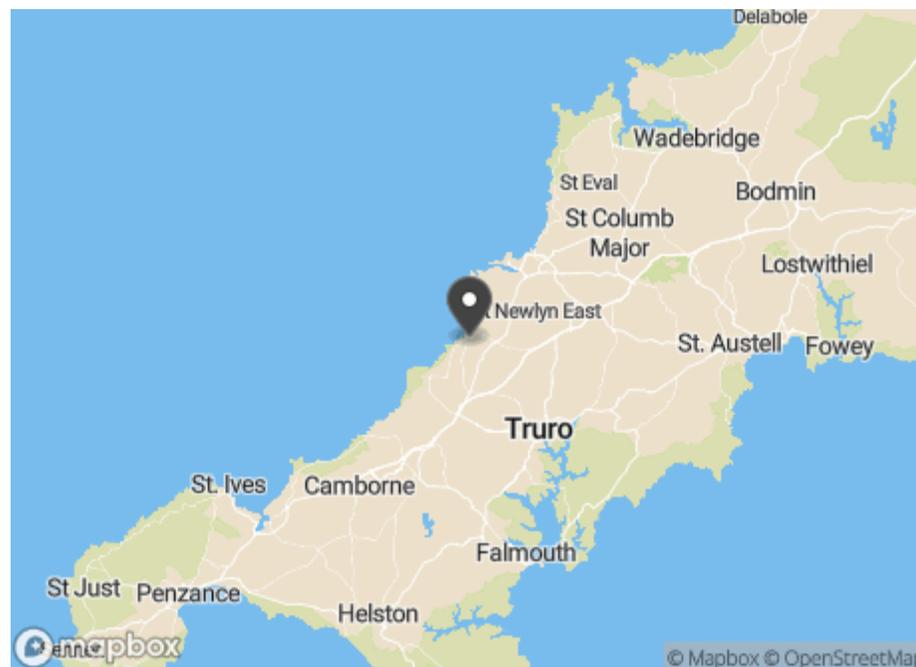
Mobile Signal: Three - Good outdoor and in home. EE - good outdoor and variable in home.

Broadband: Standard available. Max Download 19Mbps. Max Upload 10Mbps.

Note: This property shares a driveway with just one other property. Both share a right of way to access their own parking areas.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E		
(21-38) F	42	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

01872 306746
 info@jamescaneproperty.co.uk
 www.jamescaneproperty.co.uk