



Perrancoombe, Perranporth

£1,200,000



- Generous FIVE bedroom home
- 5 bath/shower rooms
- Attached One bedroom annexe (approval for 2nd bedroom)
- Extensive parking
- PLANNING PERMISSION FOR SEPARATE DWELLING AS WELL
- Oil central heating
- EPC E43

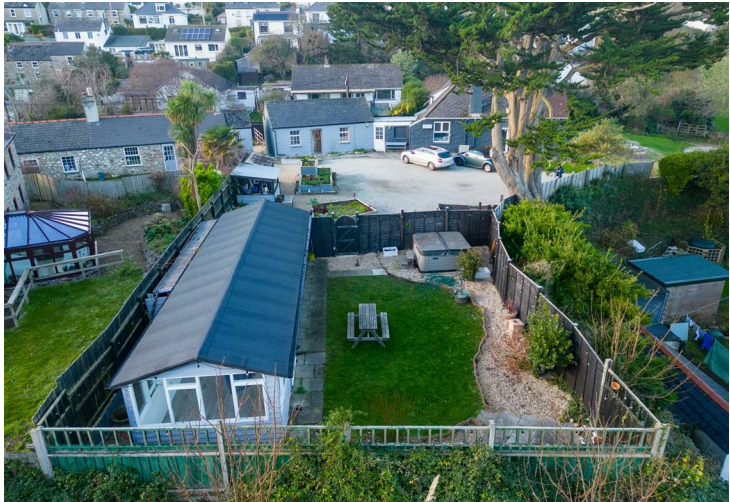
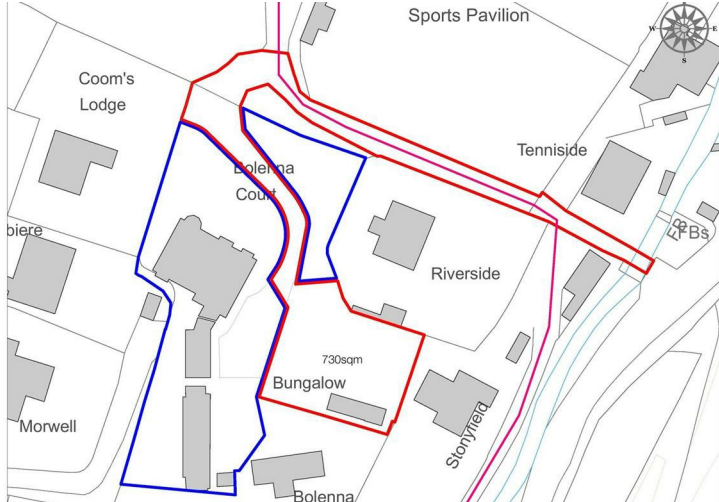
Offering approximately 260 square meters of accommodation in the main property, plus an annex, with bedroom, bathroom, lounge, and approval for a second bedroom. This impressive, detached dormer bungalow has 5 en-suite double bedrooms plus two large attic rooms. It has 3 living room areas, plus office, kitchen, utility and cloakroom. Located on a large plot overlooking the park and Tennis Courts the property has potential for further development, or redevelopment. The Beach and shops are a four-to-five-minute level stroll.

Available for purchase for the first time in 26years, Bolenna Court can provide a wonderful family home, with potential to provide an income.

An impressive hallway leads to the three living areas which provide a fabulous entertaining space. It also leads to two ensuite bedrooms, Upstairs there are three further ensuite bedrooms and 2 large attic rooms. Accessed along a short private lane the property has a sweeping graveled driveway leading to an extensive parking area.

PLANNING IN PRINCIPLE FOR A FURTHER DETACHED DWELLING (PA23/10168) has also been granted within this generous plot, which currently has a substantial wooden chalet with electricity, internet and an outside water supply.

LOCATION
 Perranporth offers a good range of shops, restaurants, cafes and other amenities including of course it glorious three-mile long beach,. Truro with its extensive retail, recreational and educational facilities is 8 miles distant, and includes a main line rail link to London Paddington. Newquay airport with domestic and international flights is approximately 18 miles away.









Hallway

Main hall
13'0" x 9'7"
stairs to first floor

Cloakroom

Living room
14'5" x 14'3"
Plus a bar area and opening to

Living/dining area
24'0" x 11'11"

Living Room
18'6" x 7'5"

Kitchen
15'5" x 12'9"

Rear hall

Utility

Bedroom
13'9" x 11'2"

Bedroom
17'6" x 12'11"

Bathroom
10'8" x 6'4"

With an impressive free standing bath and separate shower and w.c area.

Ensuite Shower room

Landing

Bedroom
16'9" x 11'4"

Ensuite Shower room
plus access to an attic room

Bedroom
14'5" x 11'10"

Access to a further attic room

Ensuite Shower room



goundrys
ESTABLISHED 1988



cover
and dated







Bedroom
9'5" x 9'2"

Shower room

Rear Ground Floor Annexe

Kitchenette
9'11" x 4'7"
irregular shape

Living Room
11'10" x 6'9"

Shower Room
8'9" x 4'4"

Information

Tenure: Freehold

Services: mains water and drainage. Electricity.

Heating: Oil

Council tax: TBC

EPC: E43

PLANNING PERMISSION (PA23/10168) also granted
for a separate dwelling in the grounds.

Please Note: Vehicular access along the drive exists
to a cottage and parking for a small cottage at the
rear.

CONSUMER PROTECTION FROM UNFAIR TRADING
REGULATIONS 2008.

It should not be assumed that the property has all
necessary planning,
building regulation or other consents. Purchasers
must satisfy
themselves by inspection or otherwise and check any
covenants
immediately with their solicitor.

The Agent has not tested any apparatus, equipment,
fixtures and
fittings or services and so cannot verify that they are
in working order
or fit for the purpose. A Buyer is advised to obtain
verification from
their Solicitor or Surveyor. Measurements are a guide
only. The Agent
has not had sight of the title documents. Items shown
in photographs



are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Tenure; Freehold

Services: mains water, drainage and electricity

Heating: oil

Council tax: TBC

EPC: TBC

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale



Approximate total area⁽¹⁾
 2790.50 ft²
 259.25 m²

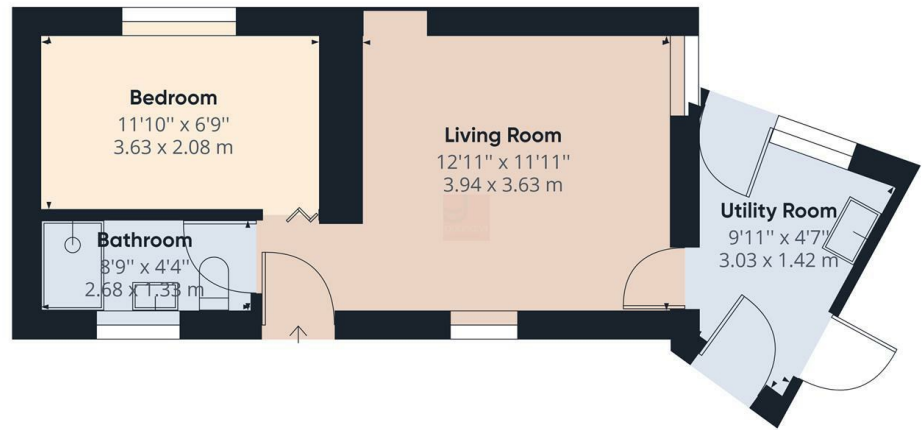
Reduced headroom
 274.42 ft²
 25.49 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
 370.81 ft²
 34.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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