

EST. 1999

CAMEL

COASTAL & COUNTRY

GULL
HOUSE

15 Tywarnhayle Road
Perranporth
Cornwall
TR6 0DX

Guide Price
£650,000





GULL HOUSE

15 Tywarnhayle Road, Perranporth, Cornwall, TR6 0DX

A handsome bay-fronted Victorian semi of granite construction, sensitively extended and beautifully reimaged throughout, occupying one of Perranporth's most sought-after central addresses just a short stroll from three miles of golden sand.





BREAD BIN

GULL HOUSE

15 Tywarnhayle Road, Perranporth, TR6 0DX



A characterful four-bedroom bay-fronted Victorian semi of c. 1900 stone construction, sensitively extended, modernised and beautifully presented throughout.



A generous open-plan living and dining room, with feature woodburner and bay-window seat, flowing into a stylish shaker kitchen with vaulted skylit ceiling.



Two double bedrooms (both with built-in wardrobes), a single bedroom and a contemporary shower room on the first floor; magnificent 18ft dual-aspect master bedroom occupying the entire second floor, with its own en-suite cloakroom.



A private, west-facing landscaped garden over three tiers — stone patio, lawn, summerhouse and pergola — together with off-road parking for two, solar PV and an air-source heat pump.



Overview

A handsome bay-fronted Victorian semi of c. 1900 stone construction, sensitively extended and beautifully reimagined throughout, occupying one of Perranporth's most sought-after central addresses just a short stroll from three miles of golden sand. Four bedrooms over three floors, a generous open-plan living and dining room, a stylish modern kitchen with a vaulted skylit ceiling, a separate utility with cloakroom, a first-floor shower room and an en-suite cloakroom to the top-floor master bedroom — extending to approximately 1,117 sq ft of immaculately presented accommodation.

The House

From the street, Gull House presents a classic Victorian bay front of warm-toned local stone with sash windows, original slate roof and a smart blue front door framed by mature subtropical planting. The entrance hall opens onto the property's original Victorian encaustic-tiled floor — the first of several period details retained throughout. The ground floor centres on a generous open-plan living and dining room with woodburner, plantation shutters to the bay and a cushioned window seat. The kitchen sits beyond — off-white shaker cabinetry, marble-veined worktops, induction hob, integrated wine cooler, vaulted ceiling with skylight, and a beautiful patterned encaustic-style tiled floor. A separate utility-cum-cloakroom and side door to the parking complete the floor. On the first floor are three bedrooms — Bedroom Three at the front in the bay with built-in wardrobes, Bedroom Two to the rear (also with built-in wardrobes) and a single fourth bedroom — together with a smart contemporary shower room. The second floor is given over entirely to the property's principal bedroom: a magnificent dual-aspect master suite of over 18 feet, with its own en-suite cloakroom.

The Garden

Beautifully landscaped over three west-facing tiers: a generous stone-paved terrace immediately off the house; a level lawn beyond; and a raised upper tier behind a Cornish dry-stone retaining wall, planted with lavender and cordyline palms and anchored by a charming corner summerhouse and pergola. Off-road parking for two cars sits to the side of the house, and a solar PV array is fitted to the rear roof slope.

Other Information

TENURE

Freehold

CONSTRUCTION

c. 1900, traditional stone with slate roof; rear kitchen extension and loft conversion are later additions.

SERVICES

Mains water, drainage and electricity. Air-source heat pump heating. Solar PV array to rear roof slope.

COUNCIL TAX

Band D (Cornwall Council)

EPC

D (62), valid until 6 October 2035

LISTED / CONSERVATION AREA

Not listed; not within a conservation area.

FLOOR AREA

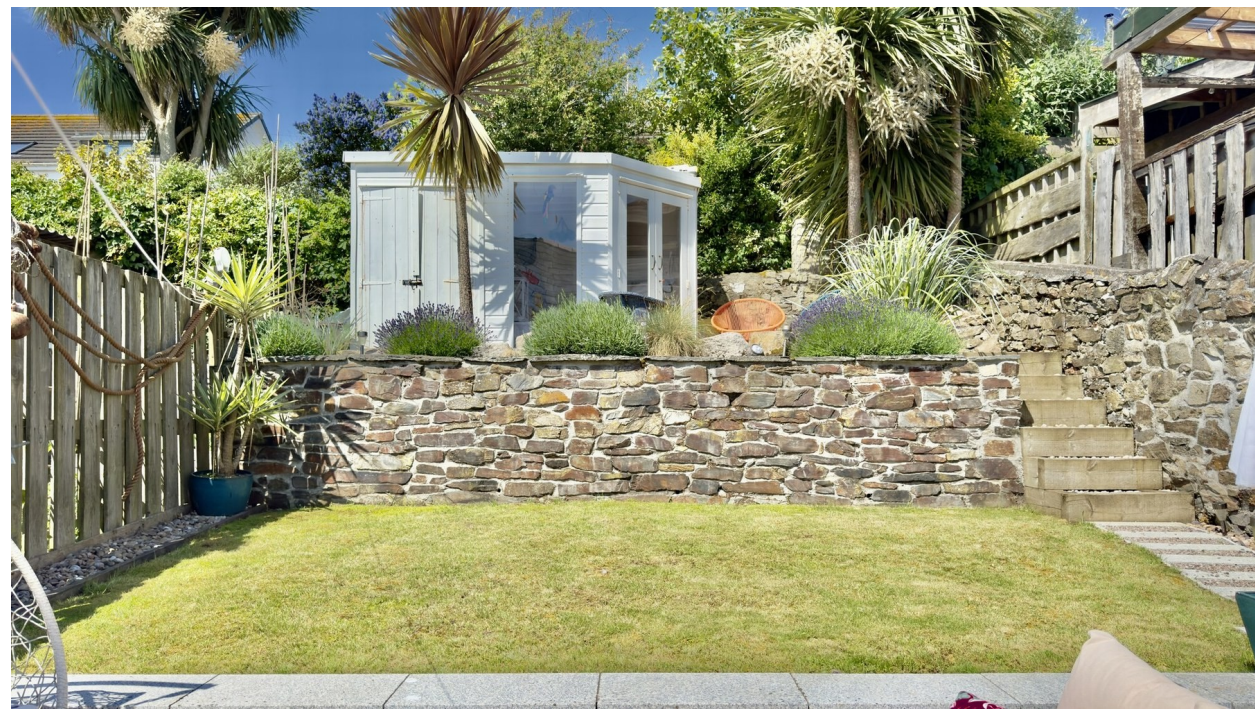
Approx. 1,117 sq ft (103.7 sq m), arranged over three floors.

PARKING

Private off-road driveway for two cars; street parking permit not required.

LOCAL AUTHORITY

Cornwall Council. Viewings strictly by appointment through Camel Coastal & Country.



Location

300 metres from the heart of the village to three miles of golden sand.



Perranporth

Three miles of lifeguarded golden sand, dog-friendly year-round, with the Watering Hole — the UK's only beach bar built on the sand — around the corner. A working village of independent cafés, surf schools, restaurants and shops, all walking distance from the door. Truro (rail to London Paddington) is seven miles; Cornwall Airport Newquay nine.



Perranporth Beach

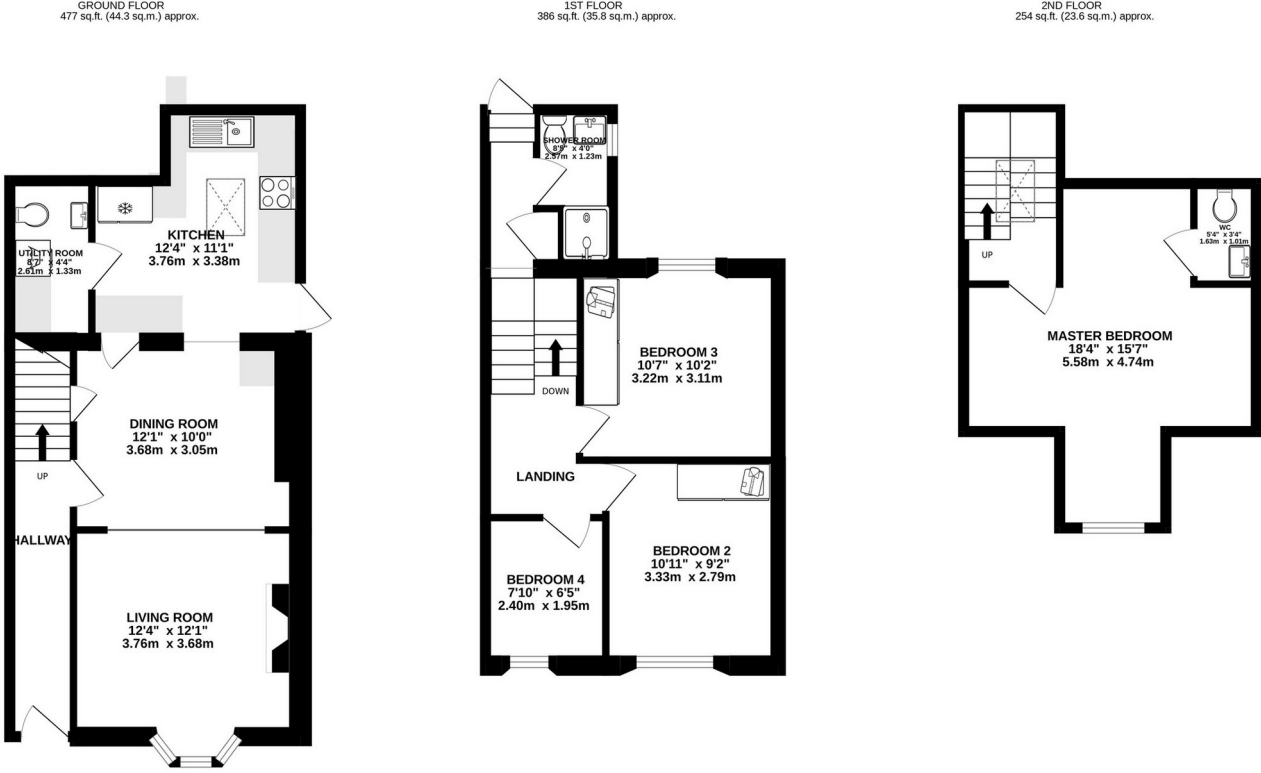


Chapel Rock



The Tidal Pool

Floor Plan



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 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 ©2025

Approximate Gross Internal Area: 1,117 sq ft (103.7 sq m)

Plan for identification purposes only — not to scale.

EST. 1999

C A M E L

COASTAL & COUNTRY

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH

01872 571454 · sales@camelhomes.co.uk

www.camelhomes.co.uk



Important Notice

Camel Coastal & Country, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: these particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Camel Coastal & Country has any authority to make or give any representation or warranty whatever in relation to this property. Floor plans, where included, are for illustrative purposes only; measurements and areas are approximate. Photographs show only certain parts of the property at the time they were taken.