

EST. 1999

C A M E L

COASTAL & COUNTRY



St. Christophers, Lower Tywarnhayle Road

Perranporth, TR6 0JY

Guide Price £435,000





# St. Christophers, Lower Tywarnhayle Road Perranporth, TR6 0JY

## Guide Price £435,000



### The Property

Set in an elevated position enjoying views across Perranporth, this three-bedroom home offers versatile accommodation, generous outdoor space and the convenience of being offered chain free.

Accessed via steps leading from the Lower Tywarnhayle Road, the elevated setting provides the property with its wonderful outlook and sense of privacy. The accommodation is entered through a useful entrance porch/utility area, leading into a large kitchen/diner which forms the heart of the home.

From here, the spacious living room enjoys far-reaching views over Perranporth and benefits from doors opening into the conservatory, creating a lovely additional space to relax and take in the surroundings. A further door leads to a staircase and in turn to the attic bedroom, complete with an ensuite WC which offers the potential to be adapted to include a shower, subject to the necessary works.

The inner hallway leads from the dining area where the two principle bedrooms and the family bathroom can be found.

The gardens are a real feature of the property, with enclosed lawned areas complemented by mature planting, shrubs and flower beds. A pathway leads to a lower section of garden, offering further potential to create a secure additional lawn, children's play area or a more informal outdoor space.

Beneath the property and accessed from the garden is a versatile additional room, ideal as a home office, guest accommodation, gym or hobby space. To the rear of the garden there is a garage and parking, providing valuable off-road facilities.

Combining elevated views, flexible accommodation and a sought-after coastal village location, this chain-free home offers a fantastic opportunity for those looking to put their own stamp on a spacious Perranporth property.

### Utility Room/Entrance Porch

7'10 x 5'7 (2.39m x 1.70m)

### Kitchen/Diner

19'7 x 10'0 (5.97m x 3.05m)

### Living Room

22'1 x 13'7 (6.73m x 4.14m)

### Conservatory

9'2 x 9'2 (2.79m x 2.79m)

### Inner Hallway

Off Kitchen/Diner

### Bedroom

11'11 x 10'5 (3.63m x 3.18m)

### Bedroom

9'0 x 8'9 (2.74m x 2.67m)

### Bathroom

7'10 x 5'7 (2.39m x 1.70m)

### Attic Bedroom

12'3 x 9'4 (3.73m x 2.84m)

### En-Suite WC

10'7 x 5'9 (3.23m x 1.75m)

### Home Office/Guest Room

13'8 x 7'10 (4.17m x 2.39m)

### Garage

17'6 x 10'3 (5.33m x 3.12m)

### Gardens

To the rear of the property are enclosed lawned gardens with a range of mature shrubs and flower beds. A pathway leads down to a lower section of the garden, which is currently in need of a little attention but offers excellent potential to create a secure additional lawned area or an ideal children's play space.

Overlooking the gardens is a spacious balcony, providing the perfect spot to relax and enjoy the views across Perranporth.

Tel: 01872 571454

## Directions

Sat Nav: TR6 oJY

What3words: ///dupe.force.riper

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction:

Construction Type:

Heating:

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax:

EPC: E46

Tenure: Freehold

## 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





Road Map



Hybrid Map



Terrain Map



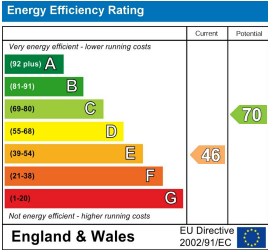
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.