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C A M E L

COASTAL & COUNTRY



Leatside Mill Road

Bolingey, Perranporth, TR6 oAP

Guide Price £595,000



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Overview

Sitting just off Mill Road in the charming rural hamlet of Bolingey, near Perranporth, is this beautifully-realised contemporary detached bungalow. Completed in mid-2022, the property offers generous modern living accommodation and boasts high-quality fixtures and fittings throughout. In addition to the principal living accommodation there is a superb detached cabin-style garden building, currently arranged as a craft room/studio, though suitable for use as ancillary self-contained accommodation, subject to the appropriate permissions. The property occupies an attractive leatside position, with ample off-road parking and generous low-maintenance rear gardens fringed by well-established trees and shrubs. The coastal village of Perranporth is within a short-level walk and can now also be accessed via the recently-completed 'Saints Trail' cycle route.

The Property

From the large front driveway/parking area an Italian porcelain slabbed pathway leads to the composite side main entrance door. An inner hallway with built-in cloak storage and airing cupboard provides access to the property's two well-proportioned double bedrooms, including the plush master ensuite, and luxurious shower room/WC. At the heart of the property is the beautifully light and spacious open plan kitchen/diner with its exposed beam vaulted-ceiling and double patio doors to the rear garden. The kitchen boasts a good range of quality

integrated appliances and finishes including leather finish black granite work surfaces, central island and bespoke fitted seating. Glazed double doors lead to a cosy private lounge, also with a vaulted ceiling and French patio doors to the rear.

Gardens, Grounds & Outbuildings

To the front of the property a large tarmacked driveway provides off-road parking space for approximately 4/5 vehicles. A stone slabbed pathway extends around the perimeter of the bungalow, fringed by low stone walls, reclaimed timber railway sleepers and wooden fencing. At the rear is an attractive enclosed garden with elevated patio, timber pergola and stone steps leading to an additional paved seating area. The detached timber cabin, with electric and plumbing connections, sits towards the rear boundary.

Situation

The property is situated within comfortable walking distance of the coastal village of Perranporth, with its excellent range of shops, amenities and glorious three-mile long surfing beach. Bolingey itself boasts the charming seventeenth-century Bolingey Inn and Black Flag Brewery as well as numerous rural footpaths and the newly-completed "Saints' Way" cycle path linking the hamlet to Perranporth and the nearby village of Goonhavern.

Other Information

Tenure: Freehold; Services: Mains electricity, water and drainage. Air-source underfloor heating. Council Tax Band: D; EPC: B - 87

Disclaimers

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

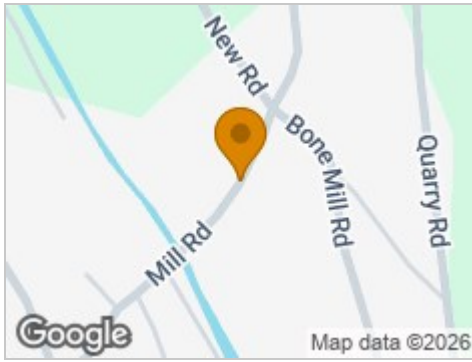
before travelling to see a property.

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



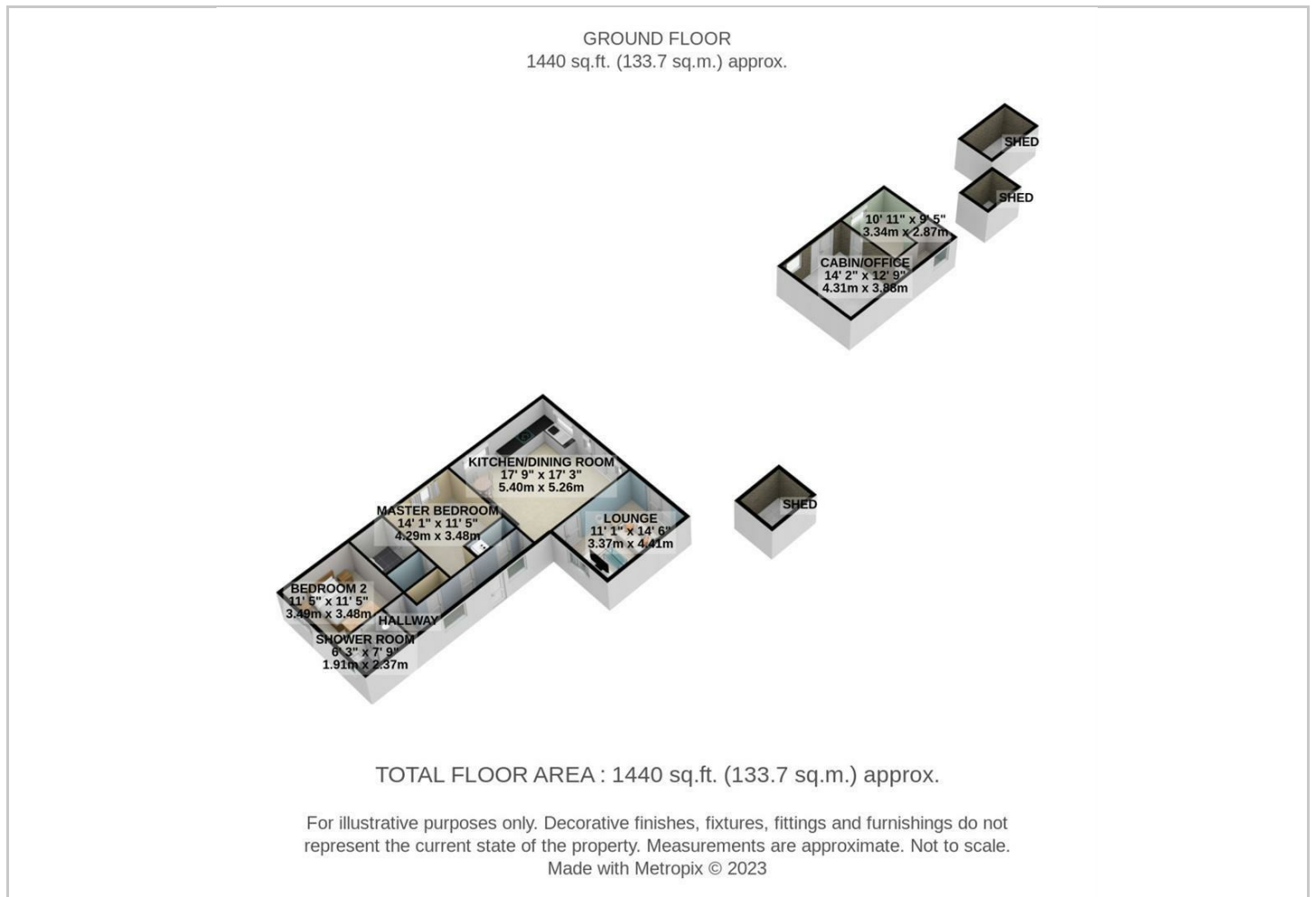
Hybrid Map



Terrain Map



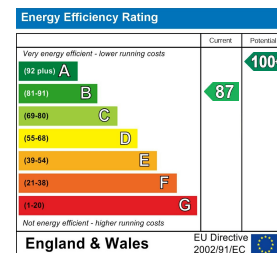
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.