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C A M E L

COASTAL & COUNTRY



14 Higher Bolenna

Perranporth, TR6 oLD

Guide Price £650,000



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The Property

Set in an elevated and quiet position on Higher Bolenna Lane, this substantial detached dormer home offers bright and versatile accommodation within easy walking distance of Perranporth town centre and the beach. Currently run as a successful holiday let, the property enjoys panoramic views across the surrounding countryside and coastline.

The ground floor opens into a bright entrance hall leading to four generous bedrooms, one of which is currently used as a family games room with space for a full-size pool table. To the rear is the recently fitted kitchen and dining area, with contemporary units, central island with seating, from here there is a handy utility room with access to the newly fitted shower room and direct garden access.

Upstairs, the spacious first-floor living room takes full advantage of the impressive views across Perranporth. Large windows allow plenty of natural light and the room provides space for a main sitting area, home study and snug/reading area.

Outside, the property has private, multi-level gardens with sun decks to both the front and rear, a covered BBQ area, along with established lawned areas. There is driveway parking for up to three vehicles and a double garage.

Entrance Porch

8'10 x 4'4 (2.69m x 1.32m)

Bedroom One

13'10 x 9'5 (4.22m x 2.87m)

Dining Room/Bedroom Four/Family Room

14'9 x 13'11 (4.50m x 4.24m)

Bedroom Two

11'10 x 8'6 (3.61m x 2.59m)

Bedroom Three

11'11 x 9'4 (3.63m x 2.84m)

Kitchen/Dining Room

19'7 x 13'1 (5.97m x 3.99m)

Bathroom

6'1 x 5'10 (1.85m x 1.78m)

Utility Room

6'0 x 5'11 (1.83m x 1.80m)

Shower Room

5'11 x 5'2 (1.80m x 1.57m)

Living Room

25'2 x 17'5 (7.67m x 5.31m)

Gardens

At the front, a well-kept lawned garden leads up to a raised sun deck that takes full advantage of the far-reaching views across Perranporth. To the rear, the private, tiered grounds open onto a large paved patio and a higher-level decked dining terrace—ideal for outdoor entertaining.

Completing the rear garden is a dedicated covered BBQ and seating area, allowing for year-round alfresco dining regardless of the weather. Established borders, mature planting, and secure boundaries frame the space, offering a peaceful, private setting just minutes from the coast.

Twin Garage

Awaiting measurements

Parking

There is parking on the private driveway, to the front of the property for three cars.

Directions

Sat Nav: TR6 oLD

What3words: ///spinners.begin.audio

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1930

Construction Type: Block

Heating: Air Source Heat Pump

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: Awaiting a new EPC

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.

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Road Map



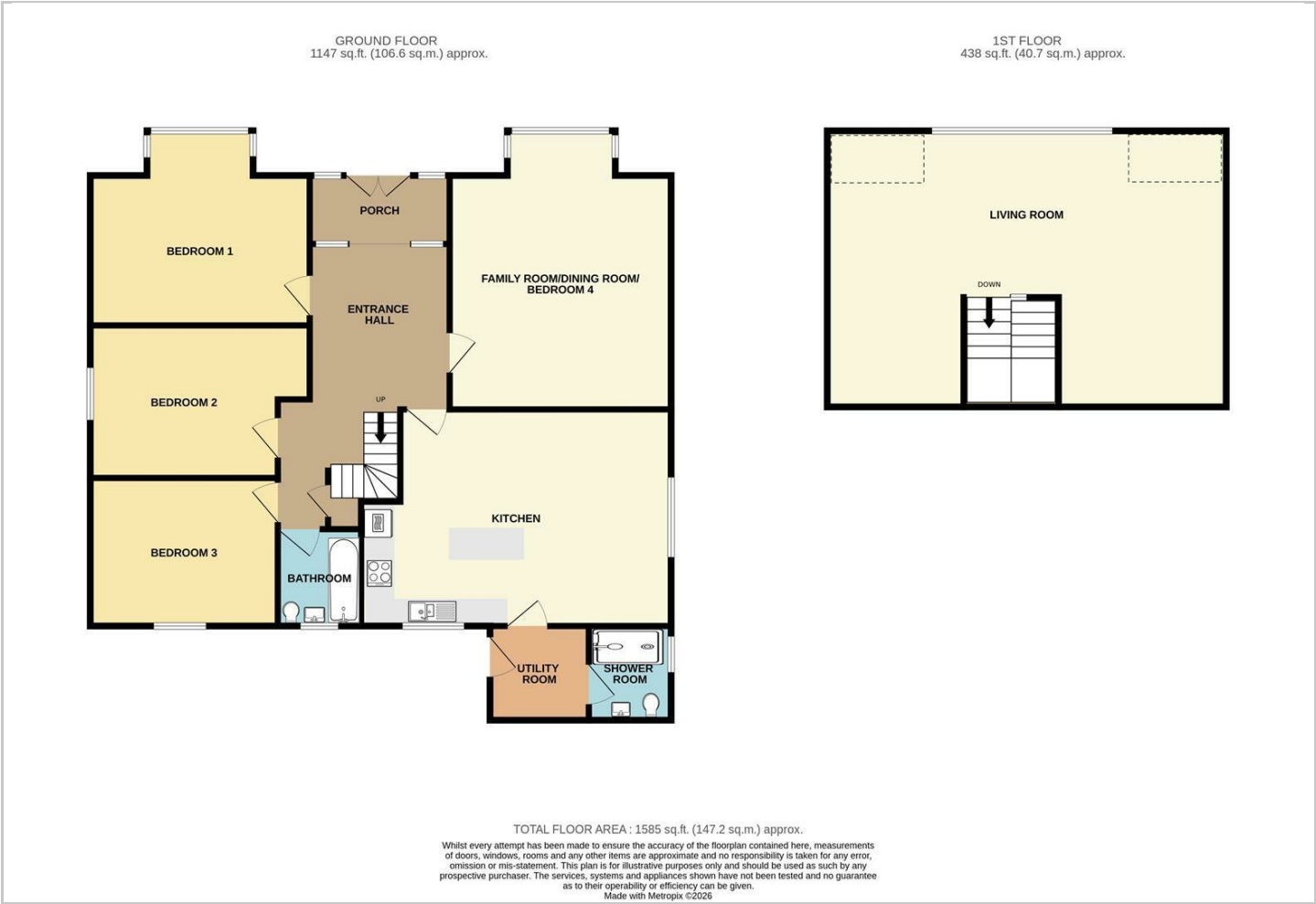
Hybrid Map



Terrain Map



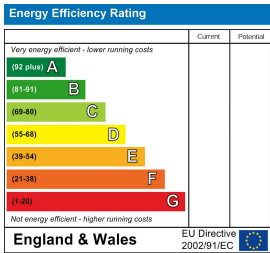
Floor Plan



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.