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CAMEL

COASTAL & COUNTRY



2, Nampara Cottages, Grannys Lane

Perranporth, TR6 0HB

Guide Price £489,950

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The Property
A beautifully presented two double bedroom cottage, just a short, level walk from Perranporth beach.

Camel Coastal & Country is delighted to present this charming coastal property to the market. Lovingly refurbished by the current owners, it offers the perfect full-time home or idyllic holiday retreat.

The accommodation begins in a generous sunroom, leading into a spacious family room thoughtfully arranged with a sitting area, dining space, and semi open-plan kitchen. Stairs rise to the first floor where you will find two comfortable double bedrooms and a stylish bath/shower room.

Retaining the character of a Cornish cottage, the living area features a brick fireplace with wood burner, while the bathroom is enhanced by a stunning roll-top bath.

Outside, the cottage enjoys a private, low-maintenance garden with paved seating area, flower and shrub borders, and a garden shed. Additional storage is provided via a block-built outbuilding in the parking area.

Perranporth itself is renowned for its welcoming year-round community. The village offers a wide range of amenities including shops, surf stores, cafés, pubs and restaurants, as well as sports and leisure facilities such as tennis, bowls, football, rugby, and an 18-hole links golf course.

Sunroom
15'10 x 6'6 (4.83m x 1.98m)

Living Room
17'9 x 14'5 (5.41m x 4.39m)

Kitchen
14'5 x 10'0 (4.39m x 3.05m)

Landing

Bedroom
14'6 x 11'11 (4.42m x 3.63m)

Bedroom
11'3 x 9'4 (3.43m x 2.84m)

Bathroom
8'6 x 7'9 (2.59m x 2.36m)

Gardens
The gardens mainly set to the front of the cottage. They are enclosed and low maintenance, with paved flooring and benches. To the side where you will find the parking bay, there is room to sit out with flower and shrub beds as well as a block storage building.

Parking
Parking can be found to the side of the property. There is room for 2/3 cars.

Directions
Sat Nav: TR6 0HB
What3words: ///modern.cuter.juggles

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1992
Construction Type: Block
Heating: Oil Central Heating
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: D59
Tenure: Freehold
Driveway: Private Driveway with parking for 2/3 cars. There is shared access to one neighbouring property.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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.









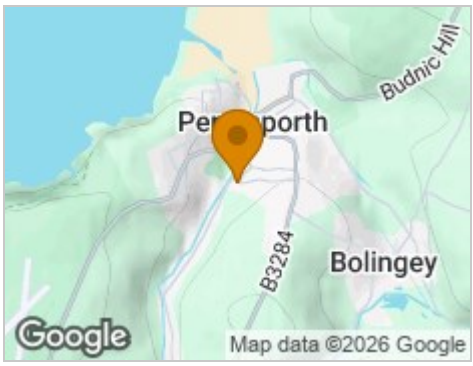
Road Map



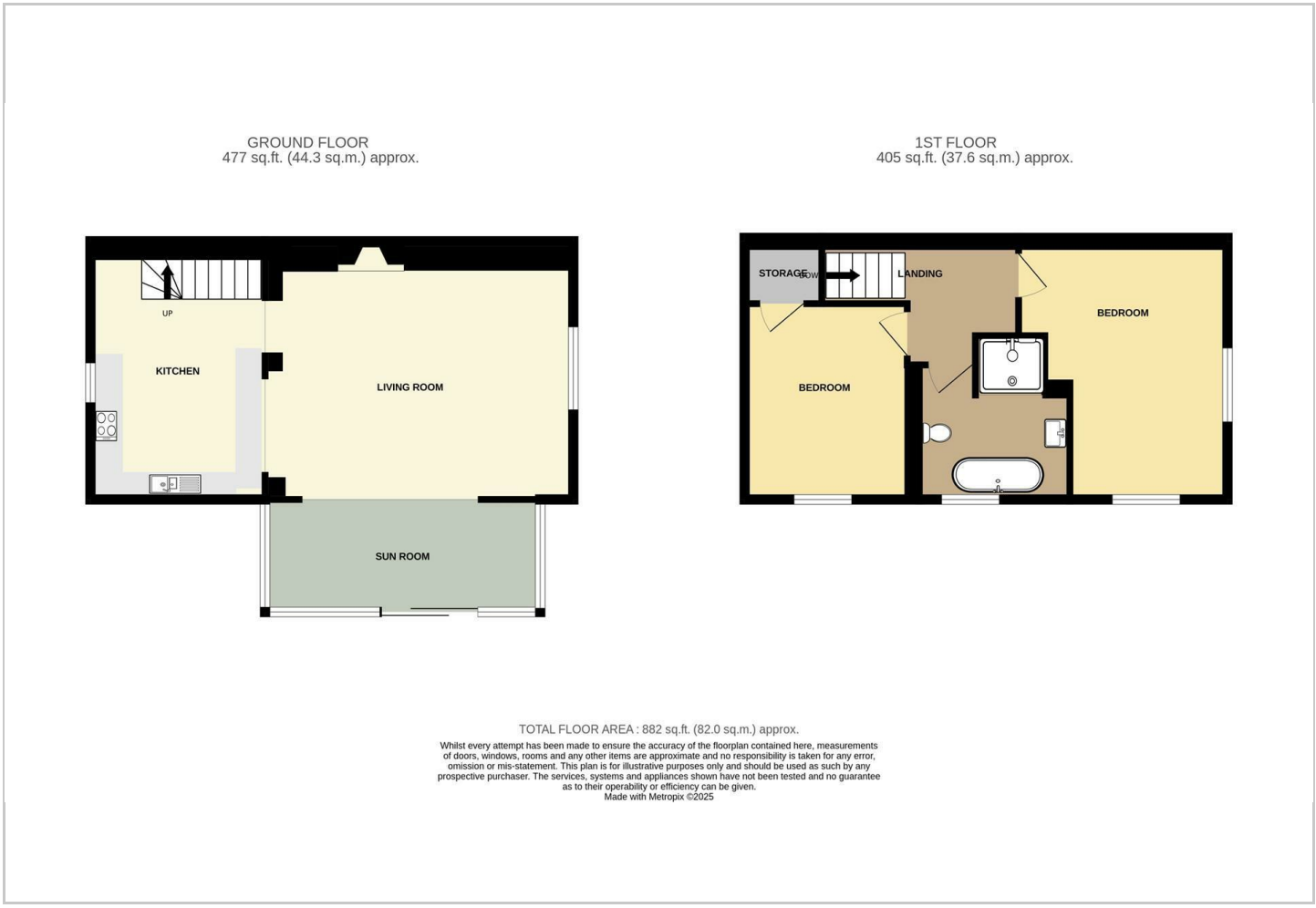
Hybrid Map



Terrain Map



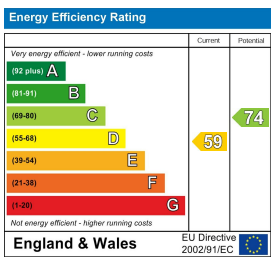
Floor Plan



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.

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