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CAMEL

COASTAL & COUNTRY



2 Grannys Lane

Perranporth, TR6 0HB

Guide Price £425,000

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The Property
Situated on Grannys Lane in Perranporth, this four-bedroom dormer-style home enjoys stunning far-reaching sea and beach views, which can be appreciated from the living rooms, front facing bedrooms and front gardens. The property offers spacious and versatile accommodation arranged over two floors, comprising a living room, separate dining room, large kitchen/breakfast room and conservatory. There is also a ground-floor bedroom with an ensuite wet room and WC, accessed via the inner hallway, providing useful ground-floor accommodation.

Upstairs, there are three further bedrooms and a family bathroom. Outside, the property benefits from gardens to both the front and rear, together with a garage and additional parking. The property is of mundic construction and is therefore being offered to cash buyers.

The size of the plot may also appeal to those looking for a potential development opportunity, with scope to consider replacing the existing property with a larger traditionally constructed home or possibly two semi-detached properties. Planning permission for two semi-detached houses was granted in 2003 but has since lapsed. Any prospective purchaser wishing to pursue this option would need to submit a fresh planning application following completion.

Entrance Porch
5'3 x 3'8 (1.60m x 1.12m)

Living Room
17'6 x 12'1 (5.33m x 3.68m)

Dining Room
13'0 x 12'1 (3.96m x 3.68m)

Kitchen
13'0 x 12'7 (3.96m x 3.84m)

Inner Hallway

Groud Floor Bedroom (4th)
9'6 x 8'0 (2.90m x 2.44m)

Ensuite Shower Room
6'8 x 2'6 (2.03m x 0.76m)

Conservatory
12'10 x 9'3 (3.91m x 2.82m)

Landing

Bedroom One
15'1 x 10'6 (4.60m x 3.20m)

Bedroom Two
11'2 x 10'6 (3.40m x 3.20m)

Bedroom Three
9'11 x 8'7 (3.02m x 2.62m)

Bathroom
8'8 x 7'11 (2.64m x 2.41m)

Gardens
There are enclosed gardens set out to the front, side and rear of the property. The front are lawned with mature borders and sea views and the side and rear offer quiet and private seating areas.

Garage
Awaiting measurements.

Parking
Driveway parking for two cars.

Directions
Sat Nav: TR6 0HB
What3words: ///steer.tagging.decorated
Google Map Codes: 8RRX+FH7 Perranporth

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1930s
Construction Type: Block (Mundic)
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: E
Tenure: Freehold
Planning Ref.No: C1/OP21/1428/03/R

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



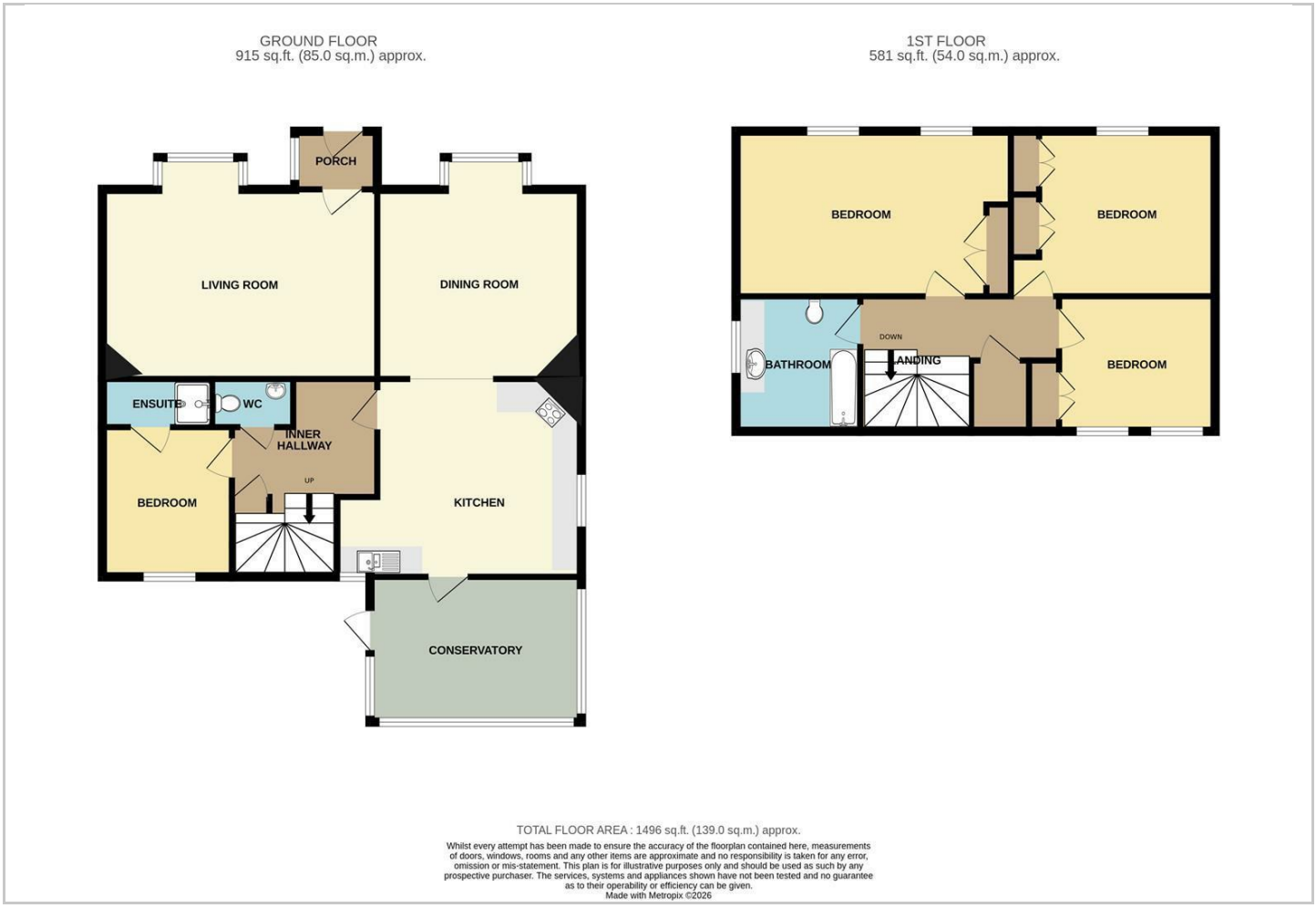
Hybrid Map



Terrain Map



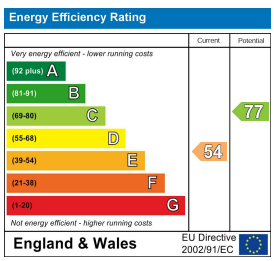
Floor Plan



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.

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