

Grannys Lane

Perranporth

TR6 0HB

Asking Price £550,000

- SPACIOUS SEMI DETACHED FAMILY HOME
- MODERN OPEN PLAN LIVING SPACE
- REVERSE LEVEL ACCOMMODATION
 - FOUR BEDROOM WITH ONE ENSUITE
 - BALCONY WITH PARTIAL SEA VIEWS
 - AIR SOURCE UNDERFLOOR HEATING
- DRIVEWAY FOR TWO CARS
 - ENCLOSED GARDEN
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1305.00 sq ft



4



2



1



C78

PROPERTY DESCRIPTION

Situated in a quiet lane approximately half a mile from the beach is this modern, reverse level family home offered for sale with no onward chain. Perfect for a growing family or a sunny retreat, this stylish home enjoys light and airy accommodation comprising an entrance hall with cloak room, a large open plan living space with bespoke, floor to ceiling picture windows opening onto a balcony with views towards the beach, kitchen with breakfast bar, four bedrooms with one ensuite and family bathroom. Outside, a brick paved driveway provides parking for two cars whilst the rear enjoys a sunny enclosed garden with a storage shed and summer house., The property also benefits from Air Source under floor heating.

LOCATION

Grannys Lane is a quiet road set within half a mile of Perranporth beach and town centre. Perranporth Beach is a vast, golden-sand beach on Cornwall's north coast, famous for its surf, large dunes, and the unique Watering Hole pub located directly on the sand. At low tide, it stretches for over two miles, offering ample space for beachgoers, families, surfers, and dog walkers. Key features include Chapel Rock tidal pool, scattered rock pools, a stream, and a surf school, with RNLI lifeguards on duty during the summer months.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Composite door into:

ENTRANCE HALL

Oak flooring, storage cupboard housing water heater, internal glazed door to

CLOAK ROOM

W.C with concealed cistern, hand basin with tiled splash back, extractor fan, oak flooring.

LIVING/DINING ROOM

An impressive open plan living space with bespoke floor to ceiling double glazed windows and patio doors opening onto balcony, contemporary wood burning stoves, two Velux style windows, Oak flooring, fitted storage cupboards, stairs to lower floor, opening into:

KITCHEN

A light and bright kitchen fitted with a range of wood finish shaker style units with solid stone work surfaces and matching upstands, stainless steel sink with mixer tap and drainer, integrated 'Neff' oven, hob and extractor hood, integrated dishwasher, space for large fridge/freezer, double glazed window, breakfast bar overlooking living area.

GROUND FLOOR

HALLWAY

Doors to bedrooms and bathroom, inset lighting, under stairs storage cupboard.

BEDROOM ONE

double glazed patio doors to rear garden, door into:

ENSUITE

a modern three piece shower suite comprising shower cubicle, W.C and hand basin, tiled walls, tiled floor, extractor fan, obscure double glazed window.

BEDROOM TWO

double glazed patio doors to rear garden.

BEDROOM THREE

Double glazed window.

BEDROOM FOUR

Double glazed window.

BATHROOM

A three piece bathroom suite comprising bath with shower attachment, W.C with concealed cistern and hand basin, tiled walls, tiled floor, extractor fan, obscure double glazed window.

OUTSIDE

The property sits in a quiet lane with a brick paved driveway to the front for two cars. A pedestrian gate leads into a front courtyard with steps to the side leading into the rear. The rear garden is enclosed creating the perfect space for children, pets and entertaining. The main garden area is laid to lawn with a mature bedded borders, a large tool shed and spacious summer house. There is a paved patio and pathway leading to the side to a useful covered storage area and access to the air source heat pump. Patio doors from the first flooring living room lead out onto a balcony which over looks the garden and enjoys partial sea views.

DIRECTIONS

Entering Perranporth on B3284, proceed down Liskey Hill taking the left turn into Grannys Lane opposite the Primary School. The property can then be found a short distance on your right hand side.

MATERIAL INFORMATION

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity



Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

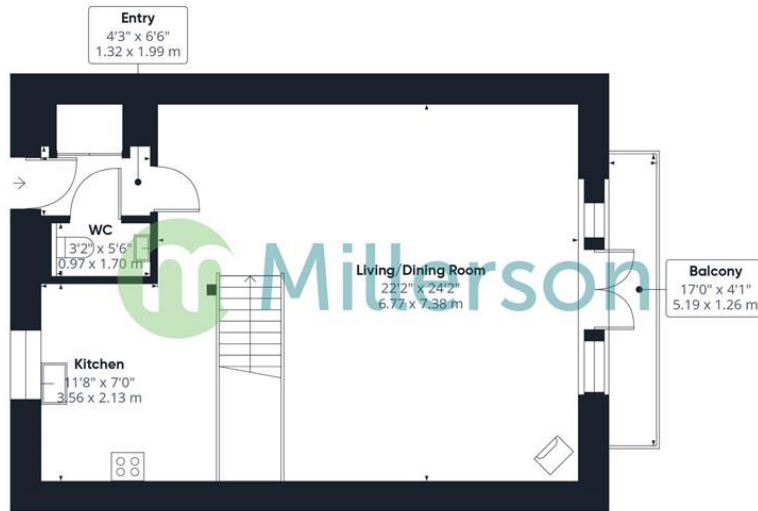
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1305 ft²
121.2 m²

Balconies and terraces

70 ft²
6.5 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	