



Edmondscote & Bills Barn, Penwartha Coombe, Perranporth. **£425,000**

A gorgeous character two bedroom semi detached cottage and detached one bed barn & separate studio situated in a beautiful little known sheltered valley only 1 mile from Perranporth beach – a great home with holiday investment income – highly recommended by the sole agents.

- Charming two bed cottage with planning
- Ideal home and holiday let
- Secluded valley setting
- Detached stone studio with planning
- Established gardens
- 1 mile to the beach

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Edmondscote & Bills Barn

Penwarth Coombe

TR6 0AY

The Area

Penwartha Coombe is a small & beautiful valley hamlet of character cottages located about a mile from the golden sands dunes and beach at Perranporth. It is set on the North coast, surrounded by some of Cornwall's most stunning landscapes and coastline and from the cliffs one can survey up to and past Perran Sands and down to St Ives, one of the many breathtaking views to be seen amongst a multitude of rambling routes. There are several beaches boasting golden sands, all are patrolled by lifeguards from Easter to October and have great facilities including beach bars, cafes, restaurants and surfboard hire. Perranporth has a good selection of shops and there is a renowned cliff top golf course with stunning Atlantic views. The cathedral town of Truro is only 8 miles away, Newquay and St Ives are a short 30 minute drive and Falmouth and the South Coast are 40 minutes away.

The Property

Edmondscote is a charming two bed semi detached character cottage planning to extend with a detached one bed converted barn and a further detached stone studio which also has planning to extend. The studio is suitable for a variety of uses and has a shower and wc. The barn is well appointed and has been successfully holiday let by the current owner grossing around £13,000 a year. Inside the cottage there are many character features - beamed ceilings, an inglenook fireplace with wood burning stove and wood effect flooring. Outside there are established gardens and a generous parking area and a double garage. Located in such a magical sylvan setting with so much character and charm with still further potential and planning we wholeheartedly recommend an early viewing.

The Accommodation

Door to:

Kitchen 12'3 x 10'6

Dual aspect room - range of wooden units, wooden top work surfaces, Belfast sink, tiled surrounds, appliances - built in electric fan assisted oven & grill, space for fridge, dishwasher, wood effect flooring.

Dining & Sitting room 24'3 x 9'6

A very cosy room full of character with beamed ceiling, large inset inglenook fireplace with multi fuel burning stove, 2 windows to front with views over gardens, dining area, night store heater, carpeted, door to front porch, wall lights, stairs to first floor:

First floor landing -Carpeted, doors off to:

Bedroom 1 12'3 x 10'7

Dual aspect room with views over gardens, carpeted, night store heater.

Bedroom 2 10'2 x 10'9 plus large recess

Window overlooking gardens, night store heater, carpeted.

Bathroom/wc

Traditional cream coloured suite with a panelled bath

with shower over, wc, hand wash basin, electric heated towel rail, shaver point, window to front.

Bills Barn

Door to:

Sitting room 14 x 11'2

An open plan room with multi pane window to front, beamed ceiling, with a staircase to the first floor and an attractive character fire place with wood burner, night store heater, carpeted. Door to:

Kitchen 7 x 6'9

The kitchen has been fitted with blue fronted base units and complimenting wood effect roll top work surfaces, appliances including - fridge calor gas oven, single drainer sink, space for under counter fridge, ceramic tiled surrounds, window with views to gardens, door to parking area and gardens.

Wc - wc, hand wash basin, airing cupboard with hot water tank, window to rear, heated towel rail. **Stairs to:**

First Floor Bedroom 1 15'8 x 12

A good size large bedroom with two windows to front, carpeted, built in wardrobe, corner shower cubicle.

The Studio 16 x 12'2 max

The studio is a converted stone building with a small kitchen area and a separate wc with large walk in shower & attic store space. The room could be used as an office or work room/studio and has a door through to a greenhouse where there is planning to extend further.

Double Garage 19'3 x 18'3

Power and light connected metal up and over door, space for washing machine and dryer.

Outside

The property is approached through a gate onto a gravelled driveway which opens into a parking area for up to 3/4 cars. The gardens are a real feature being sheltered and laid mainly to lawn with flowering trees and shrubs including Apple tree, Pampas, Dracaena, Cherry tree and other flowering shrubs. There is a hard paved path leading to a seating/patio area next to a large adjacent lawn.

Services - Mains water, private drainage, electricity, Night store & wood burner heating.

Viewing - Strictly by appointment 01872 561642



P568 Printed by Ravensworth 01670 713330

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