



STAGS

8 Gwel An Mor

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Perranporth, TR6 OFF

Truro 11 miles

- Superb Contemporary House
- High Specification
- Impressive Open Plan kitchen/Dining Room
- Sitting Room
- 6 Bedrooms (2 En Suite)
- Study
- Landscaped Garden
- Double Garage

Guide price £485,000

SITUATION

8 Gwel An Mor is situated in a highly regarded new development on the southern edge of Perranporth in an elevated end of cul-de-sac position commanding panoramic views towards the beach and across the neighbouring farmland. Perranporth is a popular north coast resort boasting around 3 miles of sandy beach and is renowned for its excellent surfing, the Chapel Rock landmark and challenging links golf course. The town itself provides a range of shopping, schooling and banking facilities together with a variety of restaurants, bars and other amenities. The cathedral city of Truro is approximately 11 miles distant where there is a main line railway station connecting with London Paddington. Newquay airport further up the north coast has a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

Completed by Taylor Wimpey in 2016 and appointed to the highest standard, 8 Gwel An Mor is an impressive family home enjoying fabulous coastal and countryside views. With accommodation approaching 2000 sq ft in



A stunning large contemporary coastal home, beautifully appointed and commanding panoramic coastal views.





size and arranged over three floors, this impeccably presented property has been designed to offer high levels of comfort, low maintenance and to capitalise on the views. It has a welcoming entrance hall with stairs leading to the first and second floors, sitting room, cloakroom, dual aspect study, and magnificent kitchen/ dining room with 15ft bi-fold doors opening into the garden. The kitchen has high gloss white fronted cupboards with integral appliances, breakfast bar and separate utility room. On the first floor there are 4 double bedrooms all with fitted wardrobes, a beautifully appointed family bathroom with the master bedroom having its own en-suite shower room, The second floor has two further double bedrooms one with en-suite shower room. 8 Gwel An Mor offers a wonderful opportunity to acquire a high quality contemporary home and is ideally suited for those seeking a second home or indeed a low maintenance main residence.

OUTSIDE

To the side of the property is a brick paved driveway providing parking for several vehicles. The double garage with up and over door, power and light also has a pedestrian door leading to the fenced and enclosed rear garden. There is an ornamental garden to the front of the property leading to the front door. To the rear a beautiful professionally landscaped garden has brick paved patio areas with chipped borders, lawn area, outside tap and well stocked beds with trees shrubs and palms.

SERVICES

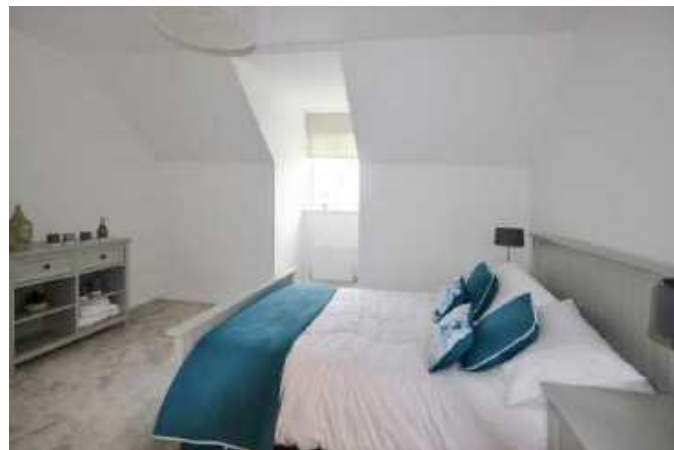
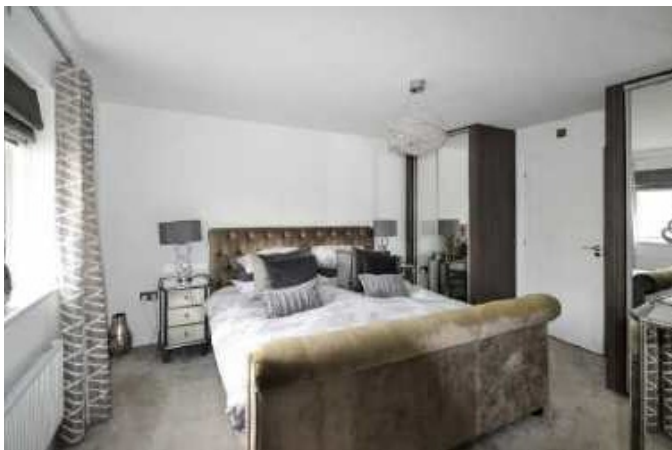
All mains services connected. Gas fired central heating.

VIEWINGS

Strictly by appointment through Stags Truro Office - telephone 01872 264488.

DIRECTIONS

On entering Perranporth pass the Primary school on the right hand side and take the next turning on the right into Gwel An Moor. Follow the road around and turn left at the junction. Proceed for approximately 50 meters and the property will be found at the end of the cul-de-sac on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

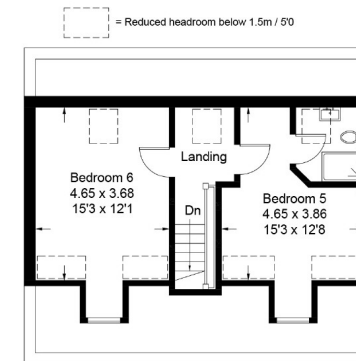
Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

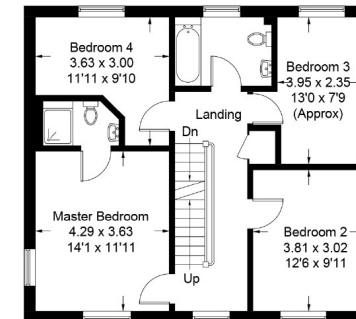
truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
250-400	A		86
150-250	B	77	
100-150	C		
55-100	D		
35-55	E		
15-35	F		
0-15	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

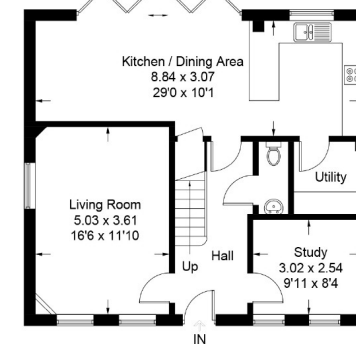
Approximate Gross Internal Area = 184.0 sq m / 1980 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID385277)