



Characterful Double Fronted
Terraced Cottage

Located In The Oldest Part of
Perranporth

Short Level Walk To Shops &
Amenities

Lounge, Kitchen/Diner

Grannys Lane, Perranporth, TR6 0HB

Located in the oldest part of Perranporth is the quaint two bedroom cottage with much character and lovely features throughout. Having been owned in the same family for nearly 30 years this is an exciting opportunity, perfect for first time buyers, somebody looking for a holiday home or investment. Close to beautiful award winning beach. EPC E54

£285,000 Freehold



Property Description

THE PROPERTY

Millerson are very pleased to offer this lovely terraced cottage quietly positioned in the oldest part of Perranporth village, dating back to the 1800's yet still within a short level distance to all village amenities & 3 mile golden sandy beach. Character and charm are evident throughout yet the property also benefits from oil fired central heating, double glazing and has been very well maintained by the current vendor. Internally the accommodation comprises an open plan lounge/diner/kitchen with a beamed ceiling and feature fireplace, conservatory which offers ample space for additional dining or conservatory furniture, two good size bedrooms and a family bathroom on the first floor. Externally to the front there is gravelled off road parking for two vehicles and a pretty garden with a lawned area with planted beds and borders leading up to the embankment and railway walk, perfect for exploring the local area on foot. To the rear there is a gravelled courtyard area which is a real sun trap enjoying a sunny aspect. We believe this is an excellent opportunity for first time buyers or perhaps a buy to let or holiday home so recommend a viewing to avoid disappointment.

ACCOMMODATION IN DETAIL

(All dimensions are approximate)

Front door with canopy over opens into:

LOUNGE/DINER/KITCHEN

24' 2" x 12' 3" (7.37m x 3.73m overall measurement). Open plan room with two double glazed windows to the front aspect with deep sill window seat, double glazed window to the rear aspect. Open beamed ceiling. Radiator. Feature fireplace with exposed stone walling. Stairs to first floor.

KITCHEN/DINER AREA

The kitchen area benefits from a range of matching base, wall and drawer units with tiled worktops and surrounds. Built in oven, hob, extractor hood and undercounter fridge and freezer. Space for washing machine. Sink and drainer with mixer tap over. Open beamed ceiling. Double glazed window to the rear aspect. Tiled floor. Radiator.





CONSERVATORY

15' 3" x 7' 11" (4.65m x 2.41m) Lovely addition to the property, fully double glazed with door to the side perfect to enjoy the sunny aspect. Ample space for table and chairs or conservatory furniture. Tiled floor.

BEDROOM ONE

10' 11" x 9' 8" (3.33m x 2.95m) Lovely double bedroom with a double glazed window to the front aspect enjoying pretty views towards the old railway embankment. Extensive range of cream fronted built in bedroom furniture offering wardrobes, drawers and a dressing table. Door to storage cupboard. Radiator.



BEDROOM TWO

10' 11" x 6' 7" (3.33m x 2.01m) Double glazed window to the front aspect again offering pretty views of the front garden. Radiator.

BATHROOM

Fitted with a matching suite comprising a panelled bath with mains mixer shower. Pedestal wash hand basin and low level WC. Tiled surrounds. Radiator. Double glazed obscure window to the rear aspect.

OUTSIDE/GARDEN

To the front the property is set back from the approach offering gravelled off road parking for two vehicles. There is a garden area comprising a lawned garden with planted borders and beds which adjoins the old railway embankment offering a good degree of privacy. Garden shed.

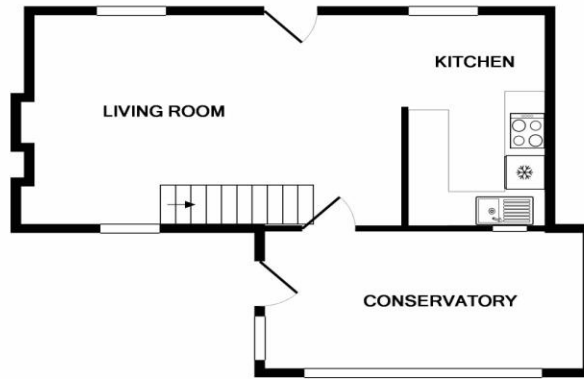


REAR COURTYARD GARDEN

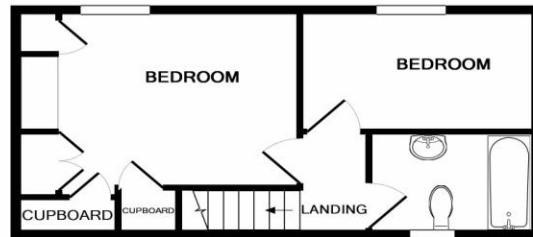
Accessed from the conservatory this area is gravelled for ease of maintenance and is a real sun trap, perfect for a bistro set. The oil boiler is also located here servicing the central heating and hot water system.

SERVICES

Mains electricity, mains water, mains drainage.

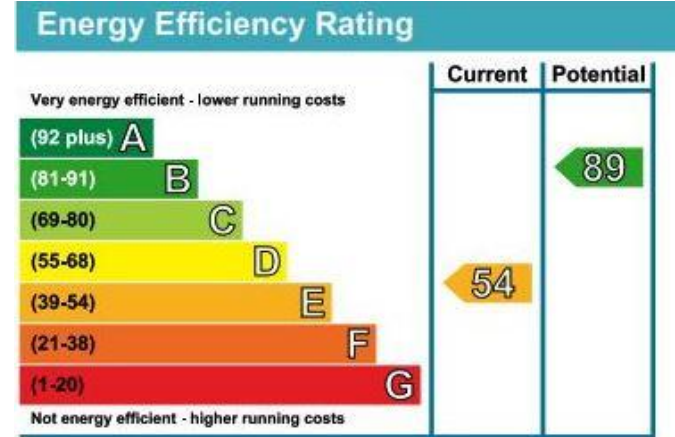


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



TO ARRANGE A VIEWING PLEASE CONTACT

Perranporth

01872 573700

perranporth@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



4 St Pirans Parade,
Perranporth, Cornwall, TR6 0BL

01872 573700
perranporth@millerson.com

www.millerson.com

