



Sundowners
7 Somerville Road
Perranporth, Cornwall
TR6 0HD





4 Bedrooms
2 Reception Rooms
3 Bathrooms
210 Sq. Metres
Guide Price
£895,000



Stunning beach and sea views from this recently re-built, large family home.

This recently re-built home sits on a large elevated plot offering fantastic views over Perranporth to the beach and sea. Photos don't do justice to the panoramic sights from the living room, balcony and master bedroom.

Designed with family living in mind, the property has a large open plan kitchen/dining/living room as well as a secondary TV room or snug and four good sized, double bedrooms.

The principal living area is upstairs, taking advantage of the sea views. A vaulted ceiling adds to the feeling of space in what is already a very large room (8.5 x 6.5 metres). At one end is the kitchen which features Bosch appliances including a built in fridge/freezer, double ovens, induction hob, dishwasher and wine cooler. Gloss, handleless cabinetry in a light grey contrast nicely with the oak floor. A breakfast peninsula divides the kitchen from the dining and living areas. There is a handy utility room with adjoining cloakroom to the rear of the kitchen. The dining area is bathed with natural light from the large glazed sliding doors which open out to a balcony - a superb place for sundowners while enjoying the views.

Downstairs, there is a large entrance hall featuring an attractive oak staircase. The master bedroom enjoys good views and has a large dressing room leading to an en-suite bathroom. There are three additional bedrooms, all of which are near identical in size, all are double bedrooms and two rooms have built in wardrobes. The two bedrooms to the rear of the house have a sense of independence from the rest of the house which is ideal for guests, teenagers or perhaps a dependent relative. The layout of the ground floor is conducive to creating an annexe for independent living. Between the bedrooms is a large family room. With open plan living areas it is a huge benefit to have a secondary living space. The Family room leads to a south facing sun-room with bi-fold doors opening out to the garden. There is also a large shower room and a plant room.

Beyond the sun room the south facing rear garden has a very large patio with ample space entertaining, alfresco dining and a hot tub. Steps lead up to a lawned area which is bordered to the rear with an attractive stone wall. The rear garden area is entirely walled and fenced for privacy and to keep pets secure. The very large garage has been divided in two to create an office or games room to the rear while retaining sufficient space for a car to the front. The home has a long driveway providing plenty of parking.

This is a magnificently presented home with stunning views and a unique floorplan which has been well thought out for family life. A viewing is highly recommended.









Surrounding Area

Perranporth is widely acknowledged as having one of the most popular beaches in the region. With 3 miles of golden sand dunes, clear waters, spectacular cliff walks and famous surf the beach attracts visitors from all over the world. The village itself has seen significant investment in recent years and offers a range of independent businesses including cafes, pubs, restaurants, butchers, bakers, and the renowned cliff top golf course with stunning Atlantic views. Perranporth is set on the North coast, surrounded by some of Cornwall's most stunning landscapes and coastline.

The City of Truro is approximately 9 miles distant and offers a wide range of amenities including schooling for all ages, a selection of national retailers and has a main line station on the Penzance to Paddington train line. The property is also well located for access to the A30 the main vehicular route in and out of the county. Newquay airport is approximately 30 mins drive away.



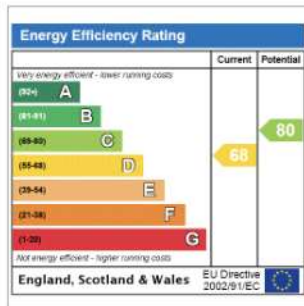
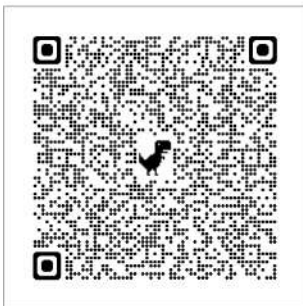
Somerville Road, TR6

Approximate Area = 2171 sq ft / 201.6 sq m
 Garage = 410 sq ft / 38 sq m
 Total = 2581 sq ft / 239.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Humberts. REF: 1116846



TENURE: Freehold
 COUNCIL TAX BAND: E
 SERVICES: Oil fired central heating with underfloor heating. Solar water heating. Mains electricity, water and drainage. High Speed Broadband is connected
 EPC: D

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