



Harmony Cottage



Harmony Cottage

Cox Hill
Cocks
Perranporth
Cornwall
TR6 0AU

3 Bedrooms
1 Reception Rooms
2 Bathrooms
126 Sq. Metres

Guide Price £650,000



The Property

A delightful cottage set privately within its sylvan gardens offering distant sea views, a detached studio and scope for personalisation.

IN THE OWNER'S WORDS

"Harmony Cottage is such a happy and tranquil place. The garden is filled with birdsong by day, and we've often drifted off to the sound of nearby owls at night. The cottage is surrounded by a network of lovely footpaths and bridleways. You can cycle, walk or ride the Saints Trail to the cosy Bolingey Inn, or to Perranporth, with its shops, eateries and famous golden sands. For us, nearly thirty years ago, it was a real find. Its sheltered, sunny gardens and that wonderful open view to the sea are a rare combination"

DESCRIPTION

This charming cottage sits privately within sheltered gardens in an elevated position offering lovely rural views to the sea.

Set in a rural hamlet just outside Perranporth, this charming cottage sits privately within sheltered gardens in an elevated position offering lovely countryside views to the sea. The location provides excellent connections to the city of Truro, Newquay airport, the A30 and the beautiful beaches of the Cornish coast.

This non-listed cottage offers well proportioned rooms and sits in lovely, sheltered gardens with views across farmland and villages down to the sea.

The glazed front porch overlooks the gardens and provides access into the large sitting room. A beautiful old stone fireplace takes centre stage with a Morso woodburner, an impressive granite lintel and evidence of the

original clome oven. The fireplace is flanked by cabinets and shelving on either side. A pair of timber sash windows overlook the garden. A small room adjoining the sitting room has made a cosy home office/computer gaming room in the past.

The triple aspect kitchen to the opposite side of the house has a range of base and wall mounted cabinetry, a free-standing oven, fridge/freezer and dishwasher. A stable door with views to the sea leads out towards the studio and driveway. To the rear there is a utility room and adjoining family bathroom.

Upstairs there are three double bedrooms and a W/C. The master bedroom is dual aspect with windows to the north east and south west allowing plenty of morning and evening light. Bedroom two overlooks the gardens while the dual aspect bedroom three has lovely views over the neighbouring fields to the sea beyond.

Outside, a former garage has been replaced with a large detached 250 sq.ft studio. This would make a fantastic home office, music studio or gym, or could provide additional accommodation with further conversion. The gardens wrap around the house and are bordered by agricultural land providing privacy. The majority of the gardens are south west facing and have mature trees at their boundary with various planting and seating areas. Paths wind through the gardens to secret corners... a delight for children. A former raised deck could be re-instated to take advantage of the views both of the garden, neighbouring fields and sea beyond.

The property provides plenty of off street parking with a large driveway with sufficient room for a recreational vehicle or boat.











Surrounding Area

Cocks is a small hamlet of properties in the rural outskirts of Perranporth. Neighbouring Bolingey has a popular inn and the recently extended Saints Trail passes nearby which allows a level walking and cycling path into Perranporth via a long disused rail line. By foot, the beach is approximately 1.5 miles away.

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.



Cox Hill, Cocks, Perranporth, TR6

Approximate Area = 1097 sq ft / 101.9 sq m

Outbuilding = 261 sq ft / 24.2 sq m

Total = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
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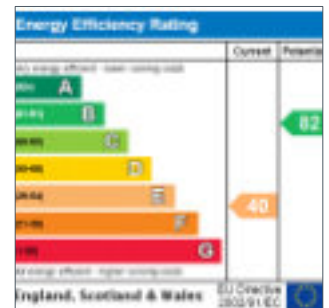
Additional Information

Services: Oil fired central heating and Morso wood burner. Mains electricity, water and private drainage to a septic tank. Ultrafast Broadband is available.

Council Tax: Band E

Tenure: Freehold

Local Authority: Cornwall Council



IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Phone :+44 1872 278288

Email : truro@humberts.com

www.humberts.com

67 Lemon Street

Truro

TR1 2NS

