





34 Bethan View

Perranporth, Cornwall
TR6 0FB

3 Bedrooms
1 Reception Rooms
2 Bathrooms
95 Sq. Metres

Guide Price
£550,000



A beautifully presented contemporary 3 double bedroom home with outstanding valley views from its elevated position. Within walking distance of Perranporth beach and available chain free.

A very attractive modern home with contemporary architectural design offering superb views of the sylvan Perrancombe valley.

The flexible layout provides open plan living with three good sized double bedrooms, two of which are on the ground floor. The house has ample parking and low maintenance gardens with a large patio which is partly covered by the projecting roof.

A brick paved, shared drive leads to a private parking for two cars with a bin store and electric car charging point. Steps lead down to the entrance hall which features a roof lantern which in turn, leads to the main living area. This open plan room is dominated by floor to ceiling windows which are south west facing and reach up to the 3 metre ceiling allowing plenty of natural light to flood in.

The kitchen has a range of modern, light grey, gloss cabinetry with a very attractive Corian waterfall worktop over a breakfast bar. There are integral double ovens,

induction hob with extractor over, a dishwasher and fridge/freezer. The open plan space has sufficient room for a dining table and chairs.

There are two large double bedrooms on the ground floor each with a French door opening out to a rear patio area. The family shower room has attractive deep blue wall tiles, a wall hung sink with vanity unit, w/c and large walk-in shower.

Upstairs the master bedroom has an en-suite bathroom and a large picture window offering stunning south west facing views down the valley.

Outside, there is a large patio area off the living room which is covered by the extended roof. Being south west facing and commanding superb distant rural views this is a stunning, private area for al-fresco dining. Steps lead down to a lower lawned area which runs the full length of the house. Steps then lead back up to another private patio area to the rear of the house which can be accessed from the bedrooms. The views eastwards from here are as good as the western ones on the other side of the house. There is a very large 3x4M shed/workshop within the grounds with power and lighting. The property has been landscaped for ease of maintenance.

Living/Dining/Kitchen - 6.3M x 5.7 Reducing to 4.8M

Bedroom 1 - 4.6 x 3.4M

Bedroom 2 - 4.7 x 2.4M

Bedroom 3 - 4.2 x 2.8M









Surrounding Area

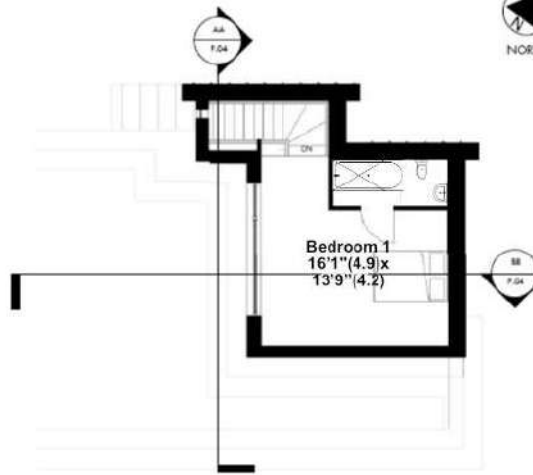
Perranporth is widely acknowledged as having one of the most popular beaches in the region. With 3 miles of golden sand dunes, clear waters, spectacular cliff walks and famous surf the beach attracts visitors from all over the world. The village itself has seen significant investment in recent years 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.

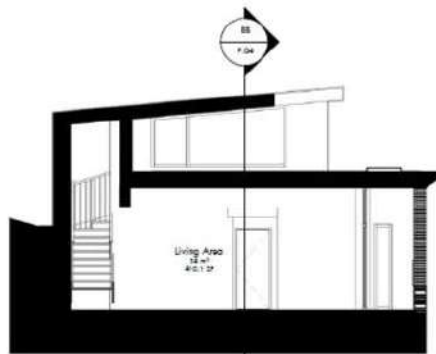




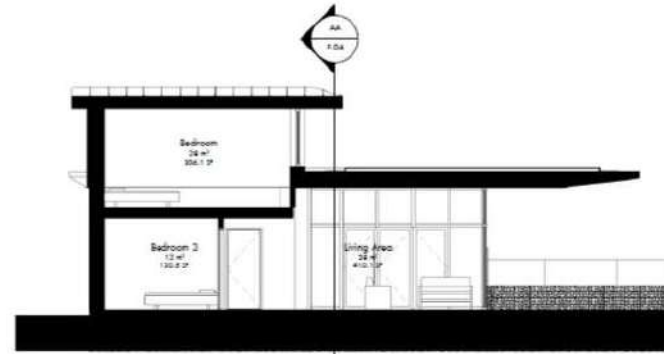
Ground Floor Plan
1 : 100



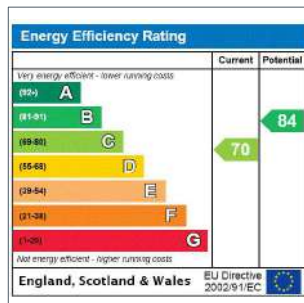
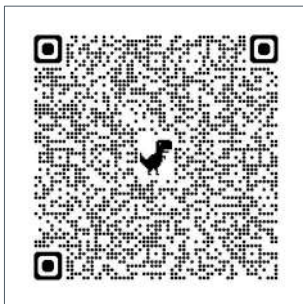
First Floor Plan
1 : 100



Section AA
1 : 100



Section BB
1 : 100



Additional Information

TENURE: Freehold
 COUNCIL TAX BAND: E
 SERVICES: Air Source heat pump with underfloor heating.
 Mains electricity, water and drainage. High Speed Broadband is connected
 EPC: C

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