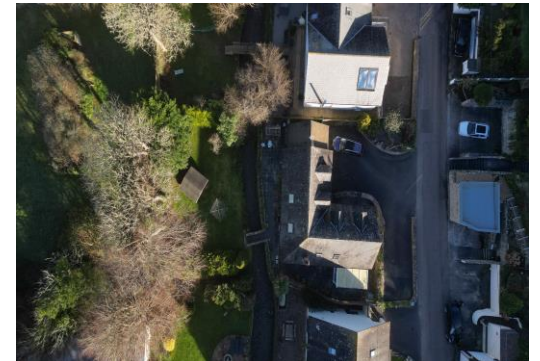




NEWQUAY
PROPERTY
CENTRE



Leghennow , Perrancoombe, Perranporth, Cornwall, TR6 0HX

STUNNING EXECUTIVE STYLE DETACHED HOME, OFFERED FOR SALE FOR THE FIRST TIME IN DECADES! INDIVIDUALLY DESIGNED AND BUILT WITH 4 BEDROOMS, 1 ENSUITE, AND FOUR RECEPTION ROOMS. BEAUTIFUL GARDENS WITH TRANQUIL, IDYLIC SETTING IN A MUCH SOUGHT AFTER LOCALE.

£799,950
Freehold

our ref: CNN8642

KEY FEATURES



4

- ONE OF A KIND DETACHED RESIDENCE
- INDIVIDUALLY DESIGNED & BUILT
- EXECUTIVE STYLE WITH 4 BEDROOMS
- 4 RECEPTION ROOMS INC CONSERVATORY
- HIGHLY DESIRABLE AREA
- BEAUTIFUL GARDENS WITH STREAM
- MASTER EN-SUITE BEDROOM
- RECENTLY REFITTED KITCHEN
- LARGE DRIVEWAY & GARAGE
- DREAM "FOREVER" FAMILY HOME



4



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Energy rating (EPC) **D**

Council tax band: **F**

SUMMARY

Welcome to Leghennow, a rare gem nestled in the heart of Perrancoombe, an idyllic rural hamlet within walking distance of the immensely popular coastal town of Perranporth. Perrancoombe is a stunning and highly sought-after location, offering a peaceful setting surrounded by open greenery and trees. The contrast between the quiet charm of Perrancoombe and the coastal beauty of Perranporth, just a short distance away, makes this an irresistible destination for buyers of all types.

Perranporth boasts one of the county's most beautiful beaches—a vast expanse of golden sand framed by rugged coastline, making it a beloved destination for water sports enthusiasts and families alike. The town itself is vibrant, with a delightful array of shops, bars, and restaurants.

Leghennow, offered for sale for the first time in several decades, presents a unique opportunity to own a stunning, individually designed executive-style detached home with family-sized proportions and enchanting



gardens. A large driveway with a turning area provides ample off-street parking, leading to both the garage and the main entrance.

Upon entering the home, a bright and spacious hallway welcomes you, featuring stairs to the first floor and a convenient ground floor WC. The main living room, accessible via double doors, is a delightful principal reception room boasting high ceilings with exposed beams. Natural light fills the room through windows and patio doors, accentuating the open fireplace that serves as a focal point, creating a cosy atmosphere. Adjoining the living room is a versatile study, ideal for those seeking a comfortable work-from-home space.

The recently refurbished kitchen showcases contemporary white units, including an eye-level double oven, surface-mounted hob, and overhead extractor. With ample space for additional white goods, the kitchen opens to a pleasant conservatory—a relaxing additional reception area. Additionally, there is a generously sized formal dining room that could easily serve as a fifth bedroom if desired.

On the first floor, four well-proportioned bedrooms await, including a master ensuite, complemented by a main family bathroom. While the property has been cherished and well-

maintained, there is ample potential for buyers to update and personalise the space to their preferences.

The standout feature of Leghennow is its rear gardens, a true highlight with a large patio overlooking a tranquil stream. A bow-topped bridge leads to the rear section of the garden, adorned with lush lawns and enclosed by mature planted borders. Sunny, safe, and perfect for both children to play and adults to relax, these gardens create a serene oasis for the fortunate new owners of this remarkable property. Don't miss the chance to make your mark on this cherished home in a prime location.

FIND ME USING WHAT3WORDS: digesting.marinated.heightens



ADDITIONAL INFO

Utilities: Mains Electric, Water & Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Large Driveway & Garage

Heating and hot water: Electric Heater & Immersion

Accessibility: Slightly sloping driveway & stepped entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

WC

Living Room

22' 5" x 14' 0" (6.83m x 4.26m)

Dining Room

18' 2" x 13' 2" (5.53m x 4.01m)

Kitchen

18' 9" x 11' 0" (5.71m x 3.35m)

Conservatory

13' 6" x 8' 2" (4.11m x 2.49m)

Study

12' 4" x 8' 11" (3.76m x 2.72m)

First Floor Landing

Bedroom 1

12' 8" x 11' 7" (3.86m x 3.53m)

En-suite

6' 4" x 5' 4" (1.93m x 1.62m)

Family Bathroom

15' 5" x 7' 5" (4.70m x 2.26m)

Bedroom 2

14' 1" x 9' 8" (4.29m x 2.94m)

Bedroom 3

10' 8" x 9' 8" (3.25m x 2.94m)

Bedroom 4

13' 4" x 11' 3" (4.06m x 3.43m)

Garage

10' 0" x 9' 0" (3.05m x 2.74m)



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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