



# Blue Bay

Sommerville Road, Perranporth, Cornwall



BNP PARIBAS GROUP 



## An incredibly spacious, beautifully presented coastal home with wonderful sea and coastline views.

A stylish three storey coastal home with over 3,200 sq ft of flexible accommodation, exceptional room proportions, a selection of wonderful outside space including a large balcony boasting superb sea views. A deceptive hidden gem suited as a main home, holiday home or investment moments from the beach.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**PARKING & GARAGE**



**SEA VIEW BALCONY**



**FREEHOLD**



**COASTAL TOWN**



**3,219 SQ FT**



**GUIDE PRICE  
£835,000**



### The property

Enjoying wonderful sea views, a private setting and flexible accommodation reaching over 3,200 sq ft, this discreet and deceptively spacious home must be seen to be appreciated.

Entering via the upper of three floors, the astonishing proportions and space are immediately clear, a luxury that continues throughout the home. The reverse level design is configured to provide a stylish and practical living and entertaining environment that maximises the breathtaking views to the beach and coastline. The entrance hall with storage and cloakroom flow into a striking, triple aspect open-plan kitchen, sitting, dining room with exposed wooden flooring throughout. The kitchen offers a range of contemporary units, Corian work surfaces, and integrated appliances. The remaining space—flexible to suit the purchaser's requirements—includes room for sitting and dining areas, a modern woodburning stove, and full-height glazing with patio doors opening to a generous

decked balcony enjoying panoramic coastal views.

The middle floor comprises three generous double bedrooms including one en suite shower room, a stylish family bathroom and a sizeable utility/laundry room. This opens to a sheltered, south facing terrace with composite decking which descends to the lower rear garden.

The versatile lower ground/garden level is a welcome surprise, boasting a cinema room with contemporary rooflights, shower and steam room and a secondary stairwell from the utility, creating multiple uses for this area. Beyond is the principal suite, a beautiful, c. 25' wide bedroom opening to the garden with a considerably sized and tastefully appointed en suite.

### Outside

There are a variety of low maintenance outside spaces for relaxing and entertaining. The upper floor balcony offers incredible space for alfresco dining with a





magical sea view, whilst a large south facing lower terrace is a perfect sheltered sun trap overlooking neighbouring countryside, in addition to the lower garden, a mix of composite decking, slate chippings and the perfect spot for the Swim Spa pool. There is access to a footpath for a short cut into town and to the beach, lots of secure outside storage, garage with electric roller door and a generous private driveway.

### Location

Situated on the rugged north Cornish coast, Perranporth is approximately 10 miles west of Truro and 9 miles south of Newquay, located within easy reach of the A30 and all Cornwall's attractions. Renowned for its vast 2 mile coast line of beautiful golden sand and iconic seawater swimming pool built into Chapel Rock, the beach is a playground for the outdoor adventurers and beach goers. Home to a range of leisure activities, Perranporth is one of the most popular surf spots in the county.

The beach is dog friendly all year round (some lead restrictions in peak summer) and surrounded by a network of fascinating scenic walks, following the South West Coast Path to the beautiful St. Agnes just a 3 mile stroll away, or exploring the local history of Cornwall's patron saint, St. Piran's Oratory on Penhale Sands. Probably best known for the UK's only bar on the beach – The Watering Hole is a must for any visitors or locals to watch the sun disappear beyond the horizon with a cool drink after a day in the sun.

The town has a wonderful community and boasts great amenities including a supermarket, convenience stores, independent shops, cafes, bars and restaurants. There is a primary school, church, rugby and cricket clubs as well as one of the best links golf courses in the country with spectacular views over the beach. Nearby Truro offers a larger choice for shopping, a selection of private and public sector schooling and is home to the Royal Cornwall Hospital. Truro is on the mainline to London Paddington while Newquay Airport provides regular scheduled flights to London Gatwick as well as international destinations.



### Distances

- Perranporth Beach - 0.5 miles
- Newquay - 9 miles

### Nearby Stations

- Truro - 9 miles
- Cornwall Airport - 16 miles

### Key Locations

- A30 - 3 miles
- Perranporth Airfield - 2.5 miles
- Perranporth Golf Club - 1.5 miles

### Nearby Schools

- Perranporth Primary School - 350 metres
- Truro School - 10 miles
- Richard Lander School - 8 miles
- Truro College - 8 miles





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 3,219 sq ft (299 sq m)  
For identification purposes only.

## Directions

TR6 OHD

what3words: ///gasping.pepper.finalists

## General

Local Authority: Cornwall Council

Services: connected to mains water, drainage and electric with private LPG fired underfloor heating throughout.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Has a current Rateable Value of £4,300

EPC Rating: D

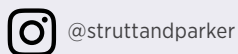
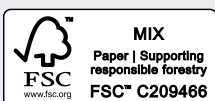
## Cornwall

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