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The Burrows



### SITUATION

The Burrows stands majestically in an elevated position only 100 meters from the beach in the centre of the popular seaside town of Perranporth. Far reaching 180% degree views are enjoyed over the town and playing fields opposite.

Perranporth is a popular coastal resort boasting around three miles of sandy beach and is renowned for its excellent surfing, the Chapel Rock landmark and challenging links golf course. The town itself provides a range of shopping, schooling and banking facilities, together with a variety of restaurants, bars and other amenities.

The Cathedral City of Truro is approximately ten miles distant where there is a mainline railway station connecting with London Paddington. Newquay Airport further up the north coast has a number of scheduled flights to both domestic and international destinations.

### DESCRIPTION

The Burrows is a well presented spacious family home arranged over two floors. The accommodation comprises, entrance hallway with stairs to first floor, utility room with sink and drainer, storage cupboard and space for washing machine and tumble dryer. The kitchen has a window to the rear and a door to the side along with a comprehensive range of wood effect units including glazed display units, breakfast bar, eye level double ovens, electric four ring hob, sink and drainer. The dining area has a bay window with double French doors to the front garden this room is open to the sitting room also with a walk in bay window to the front and a central fireplace housing a coal effect gas fire. Double doors return to the inner hallway and allow access to the luxury family bathroom with large corner spa bath, vanity sink with storage units and hidden cistern WC. Bedroom 2 is located on the ground floor and has a window to the rear

and French doors opening to the front garden.

On the first floor there is a galleried landing and four bedrooms, the master bedroom has an en-suite shower room and walk in wardrobe.

### OUTSIDE

The property stands in a generous sized plot and is approached from the rear. There are two parking spaces and a single garage 18'10 X 9'5 with electric roller door. Steps lead down through the spacious garden to the paved sun terrace area. Pathways lead around the side of the property to the front garden arranged over three terraces with pathways leading to lawn areas. The lower garden terrace has a large shed/workshop 28'x 7 X 11'3 with the necessary consents this could make additional accommodation/annexe for the main house.

### SERVICES

Mains water electric and drainage, oil fired central heating.

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From Truro head towards Perranporth. Go through the town of Perranporth across the mini roundabout and passing the Garage on the right hand side. Proceed up Budnic Hill turning left into the first entrance on the left signed for Ramouth Way. Fork left into the unmade lane and the property is the third on the left hand side.

### AGENTS NOTE

This property is suitable for cash buyers only due to an adverse mundic block report carried out in 2006.

Perranporth 1 mile Truro 10 Miles Newquay  
8 miles

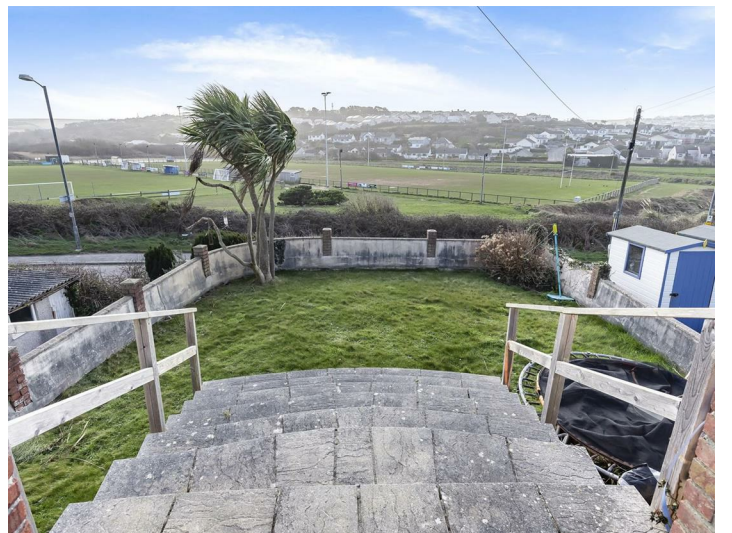
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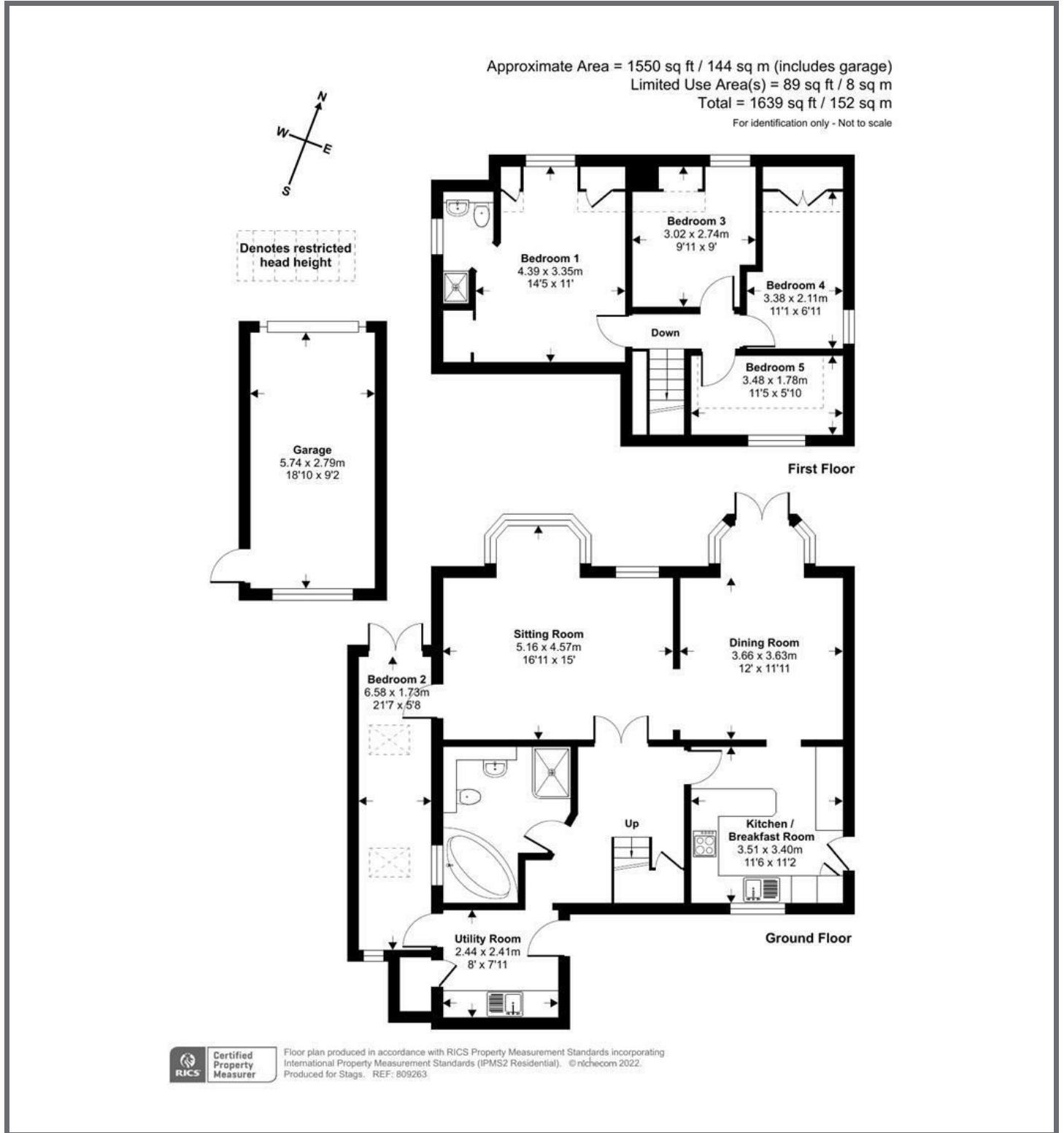
**Cash Buyers Only. A spacious family home in an elevated position in the heart of Perranporth close to the beach.**

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- Cash Buyers Only
- No Onward Chain
- Close To Beach
- Sitting/Dining Room
- Five Bedrooms (1 En-Suite)
- Kitchen And Utility Room
- Luxury Family Bathroom
- Gardens, Parking And Garage
- Freehold
- Council Tax Band C

**Guide Price £475,000**





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			

Net energy-related - higher savings costs

England & Wales EU Directive 2002/91/EC

01872 264488  
 truro@stags.co.uk

stags.co.uk