Rohrs & Rowe
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Blue Bay Somerville Road, Perranporth, TR6 0HD

Guide price £750,000

An impressive and remarkably spacious four-bedroom modern coastal residence, arranged over three floors and discreetly positioned within approximately 800 metres of Perranporth Beach. Enjoying excellent sea views from the majority of its rooms, this excellent family sized home offers over 3,000 sq ft of versatile and beautifully considered accommodation.

The understated exterior gives little indication of the expansive interiors within. Entering on the upper level, the sense of scale is immediately evident. A striking 27' x 27' L-shaped open-plan kitchen, dining and living space stretches the full width of the house, with full-height glazing capturing the mesmerising sweeping views of the beach, sea and coastline. The contemporary kitchen is fitted with high-quality integrated appliances, while wide sliding doors open onto a broad decked balcony — an exceptional setting for entertaining or simply enjoying the ever-changing coastal vista.

The middle floor comprises three spacious double bedrooms, one with an en suite shower room, together with a stylish family bathroom. A large utility room opens onto a sheltered terrace, providing a sunny and private spot to relax, as well as access down to the gardens.

The lower ground floor offers outstanding flexibility, centred around a luxurious and exceptionally large principal bedroom suite with doors opening directly to the garden. This level also includes a superb 23' x 23' cinema room and a steam/shower room, further enhancing the property's appeal as a refined and highly versatile coastal home.







Outside
The gardens and terraces have been thoughtfully designed to provide a choice of inviting spaces for relaxation and entertaining. The lower terrace is particularly impressive, offering a superb setting for gatherings with family and friends and featuring a family swim spa.

Location
Perranporth is one of Cornwall's most sought-after coastal locations, renowned for its expansive three-mile stretch of golden sand, superb surfing and breathtaking views of the Atlantic and sunset vistas. The landscape is defined by rolling dunes, dramatic cliff paths and a highly regarded links golf course on the headland above the beach, creating an exceptional setting for outdoor and coastal living.

The town itself has a welcoming feel, with quality cafés, artisan eateries and independent boutiques, all supported by a strong year-round community. Despite its idyllic seaside position, Perranporth is just ten miles from Truro, Cornwall's cathedral city, and offering swift access to a wider range of locations and amenities.

A favourite amongst discerning families, walkers and water-sports enthusiasts, Perranporth combines natural majesty with everyday convenience, making it a truly enviable place to call home or escape to.

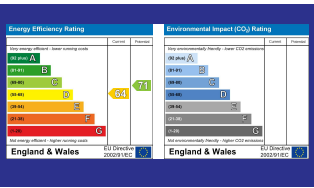
Distances (Circa)
* Perranporth Beach: 800 Metres. * St Agnes: 4.25 Miles * Porthtowan: 7.7 miles * Newquay: 9.8 miles * Truro: 10 miles * Newquay Airport: 15.5 Miles.

Services
Mains water, drainage and Electricity. LPG Gas heating & hot water.









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