



Bryony Cottage

near Perranporth



Bryony Cottage

Cocks Hill, Cocks, Perranporth, TR6 0AT

Located within a peaceful woodland setting just inland from Perranporth and enjoying glorious far-reaching views, this charming cottage has been brilliantly modernised with a contrasting and imaginative Scandi-style extension. Set within enchanting and surprising gardens of around half an acre, this truly original home with its bespoke and carefully crafted finish includes two studios and a home office.

Distances

Bolingey – 0.5; Perranporth beach – 1.5; Perranporth Golf Club – 2; Goonhavern – 3;
St Agnes – 5; Chapel Porth – 7; A30 – 4; Crantock Beach – 9;
Royal Cornwall Hospital (Treliske) – 7; Truro – 8; Cornwall Airport (Newquay) – 15
(All distances are approximate and in miles)



The location

Bryony Cottage is discretely positioned at the end of a short, private drive within the rural hamlet of Cocks, just a mile or so inland from Perranporth and close to the village of Bolingey. Those looking for peace and tranquillity yet remaining close to all the fun of one of the UK's finest surfing beaches and being within a short drive of Truro, will find the perfect blend of seclusion and connectivity.

Perranporth is well known for its expansive surfing beach, links golf course and coastal walks. The Surf Life Saving Club is one of the most active in the country and the Watering Hole, a year-round bar and live music venue, is located right on the beach. Perranporth also offers a range of day-to-day amenities, including a doctors' surgery, a butcher, a baker, restaurants, pubs, art galleries and independent shops.

Further along the coast from Perranporth, seaside destinations include St Agnes, Porthtowan, Crantock, Newquay and the St Ives Bay.

Within a short drive is Cornwall Airport near Newquay, ensuring that Cornwall is very well connected nationally and internationally. Cornwall Airport provides direct flights to London Gatwick, Manchester, Edinburgh, Glasgow, Aberdeen, Birmingham, Leeds, and Newcastle, along with the Isles of Scilly, Jersey, Spain, Portugal and Germany.







The property

- Unique, bespoke and carefully designed lifestyle property
- Stunning combination of styles creating a harmonious, original and highly attractive home, providing a brilliantly fun combination of private areas and open plan sociable spaces, both inside and out.
- Carefully curated interiors utilising original vintage fittings and contemporary fixtures
- Surprising, high quality and brilliantly juxtaposing extension, contrasting and complementing the original cottage superbly
- Range of outbuildings including log cabin, 'surf shack', large store and home office 'pod'
- Oak entrance porch with flagstone floor and window seats
- Entrance hall
- Sitting room with inglenook fireplace, Termatech woodburner and original flagstone hearth. Vintage wall lights, window seats and shutters
- Cozy snug / TV room with woodburner, flagstone hearth and window shutters
- Handmade burr oak kitchen linking the sitting and dining rooms. Full range of fitted appliances including twin ovens, gas hob and dishwasher (all by Bosch), two deep drawer fridges, wine chiller and walk-in pantry. Three Velux windows and two aluminium windows proving plenty of natural light. Slate worktops and reclaimed pendant lights from old Cornish trawler.
- Light and airy dining room communicating beautifully with the garden and defined by its reclaimed French louvre doors, vaulted ceiling, floor to ceiling oak frame and full width glass wall to the living room.
- Triple aspect living room enjoying a leafy and enchanting view of the valley and gardens with the fountain as a beautifully framed focal point. Pocket door to the utility room. Steel and oak stairs to the master bedroom suite.
- Utility room with fitted units and door to the garden
- Garden WC with vintage fittings

- Garden room / kitchenette, perfect as a drinks preparation space and changing room for the hot tub and spa pool.
- Master bedroom suite providing a private, stylish and relaxing sanctuary, away from the remaining bedrooms: vaulted ceiling, double aspect and beautiful views including seasonal sea glimpses. Dressing room with large Velux window. Boutique and sumptuous ensuite with twin showers.
- Two further double bedrooms (within original section of the cottage) with window shutters.
- Beautifully appointed double aspect shower room with vintage Villeroy & Boch twin basins, two shower heads and marble seat. Window shutters and wonderful views.

The gardens

- Private park-like gardens affording plenty of all day sunshine, peace, views, entertaining areas and plantsman's beds
- Terrace with hot tub, olive trees and variety of sub-tropicals. Balau (hardwood) decked terrace outside the living room and large composite decked terrace featuring a counter-current spa pool, fountain, tree ferns, palms and outside shower, all combining to create the most sensational gardens.
- Lower lawned area with a selection of fruit trees and old French vines
- Wild garden along lower banks
- Meandering paths and traditional stone walls with a wide variety of sub-tropical varieties within the landscaped beds, leading up and around the house.
- Yoga deck with wonderful views
- Forecourt gated drive providing parking for four-five cars

Cabins and outbuildings

- **Hamish's Retreat:** purpose-built luxury log cabin, private and stylish, and set within a private wooded area with tree ferns. Lovely views along the valley and winter sea glimpses.
- **Surf Shack:** galvanised exterior vintage style shack with private sitting out areas to enjoy the views.
- Surfboard store
- Home office pod
- Large store / workshop
- Log store

Services, tenure and further information

Freehold. Mains water and private drainage. Mains electricity. Bottled gas for the hob. Oil-fired central heating. Underfloor heating within extension. Council tax – E.

Specification

Extension: highly insulated timber frame with plastisol-coated galvanised steel with a 10-year guarantee. Cavity-concealed rainwater goods. Velfac triple-glazed windows and doors. Underfloor heating. Kerto beams within living room. Tom Raffield wall lights within living room.

Directions

From the A3075 (Truro to Newquay road), turn left at Perranzabuloe passing the church on the left hand side. Continue along and down Cocks Hill for around half a mile. As you descend the hill, slow down and look for a discrete driveway on your right.

What3Words: ///strength.breathing.casual









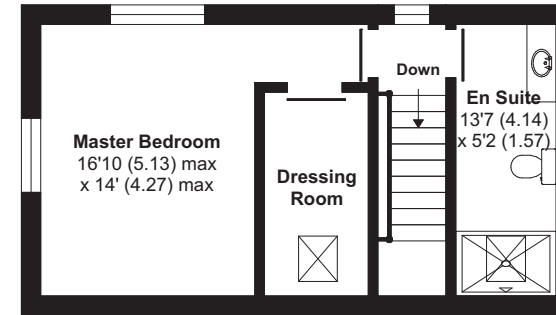
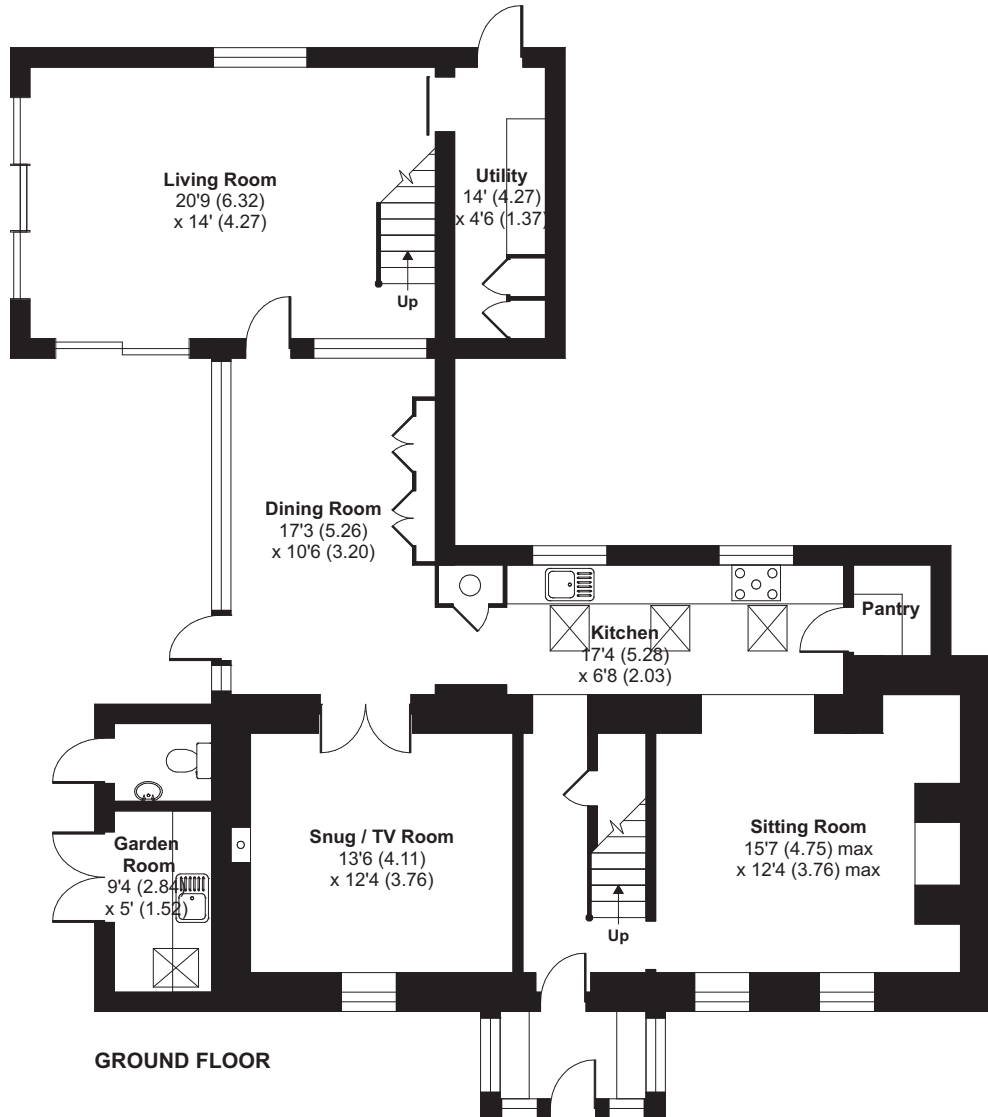
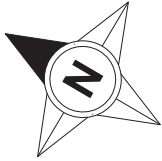




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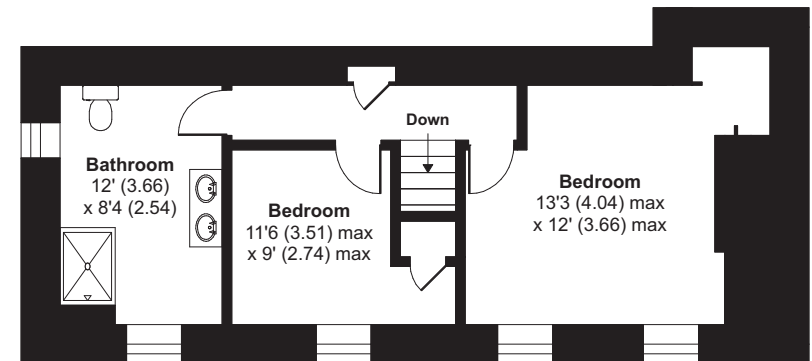
Main House = 2180 sq ft / 202.5 sq m (includes utility & WC)

For identification only - Not to scale



FIRST FLOOR 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		



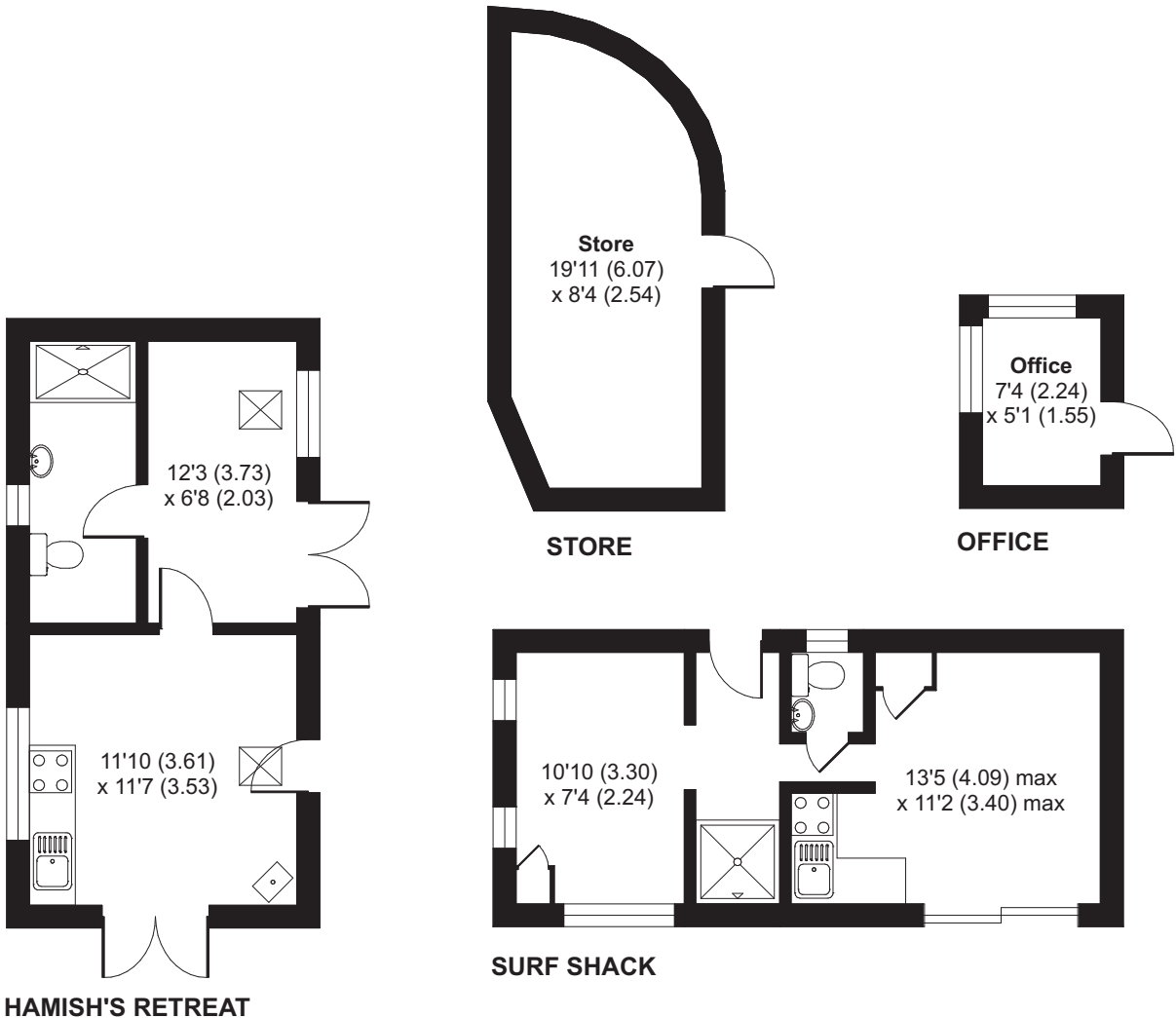
FIRST FLOOR 1



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Outbuildings / Cabins = 755 sq ft / 70.1 sq m

For identification only - Not to scale



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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