



Lambourne Fields

Perranzabuloe



1 & 2 Lambourne Fields, Perranzabuloe, near Perranporth TR4 9LQ

Two very high quality, brand new and energy-efficient A-rated (100+) detached houses with over 2,500 sq ft of living space offering exceptional energy efficiency and superb attention to detail. Featuring spacious interiors, high-quality insulation, solar panels, batteries and state-of-the-art heating systems ensuring minimal energy consumption, these fantastic new builds border open countryside and benefit from detached double garages and landscaped gardens providing a comfortable and sustainable living environment.

Distances

Bolingey – 0.8; Goonhavern – 1.7; Perranporth beach – 1.8; Perranporth Golf Club – 2.1; A30 (Chiverton junction) – 3.2; St Agnes – 4.2; Chapel Porth – 5.9; Crantock Beach – 6.9; Royal Cornwall Hospital (Treliske) – 7; Truro (Sainsburys) – 8; Cornwall Airport (Newquay) – 13.1

(All distances are approximate and in miles)

The location

Lambourne Fields is a stunning development of just two detached new homes, enjoying a semi-rural position that is highly convenient for the north coast and transport links. Located in Perranzabuloe, a small hamlet just a mile or so inland from Perranporth and close to the village of Bolingey, this location offers the perfect blend of seclusion and connectivity for those seeking peace and tranquillity, while remaining close to the excitement of one of the UK's finest surfing beaches.



Perranporth is renowned 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 doctor's surgery, butcher, baker, restaurants, pubs, art galleries, supermarket 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.

The property Option 2 - Choice of Two Stunning Brand New Detached Houses

- **Architect Designed:** Each house showcases exceptional design and craftsmanship.
- **A Rated (100+):** Enjoy unparalleled energy efficiency.
- **High Quality and Creatively Finished:** Meticulous attention to detail in every aspect.
- **Local Materials:** Trebarwith Cornish stone walls with granite quoins, composite cladding, and natural slate roofs ensure ease of maintenance and sustainability.
- **Exceptional Specifications:** Featuring Torbin Schmidt kitchens, air source heat pumps for heating and air conditioning, underfloor heating throughout, in-roof solar panels with battery storage, two EV charging points, MVHR systems, and powder-coated aluminum windows and doors.
- **Designed for Views:** Thoughtfully planned to maximize the stunning surrounding landscape.

Interior Highlights

- **Impressive Reception Hallway:** Double-height with galleried landings.
- **Magnificent Open Plan Living/Dining/Kitchens:** Walls of sliding doors open to and overlook the gardens and countryside.
- **Separate Sitting Room:** A cozy space for relaxation.
- **Utility Room, Cloakroom/W.C., and Plant Room:** Practical and convenient.



1 Lambourne Fields, Perranzabuloe, Truro, TR4

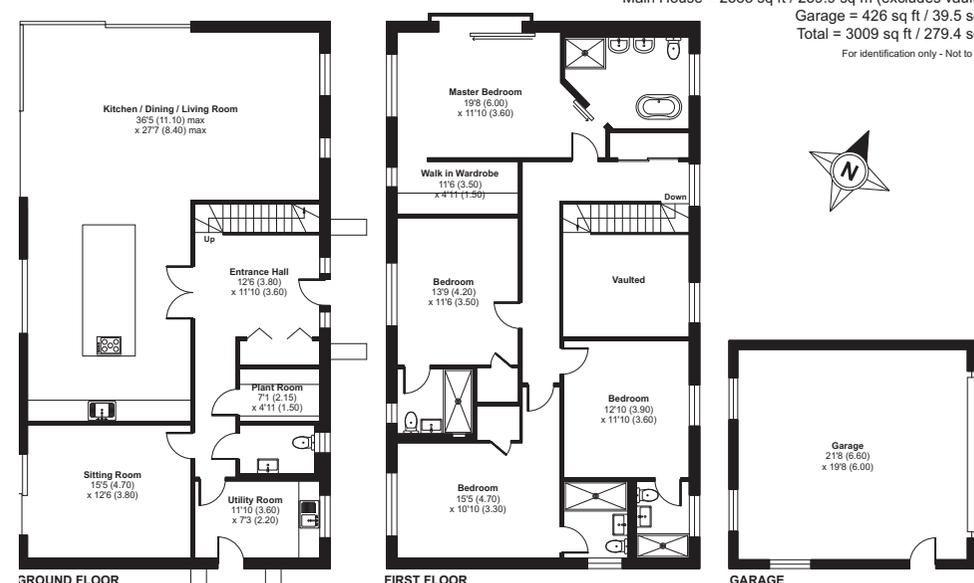
Main House = 2630 sq ft / 244.3 sq m (excludes void)
 Garage = 426 sq ft / 39.6 sq m
 Total = 3056 sq ft / 283.9 sq m
 For identification only - Not to scale



This floor plan was constructed using measurements provided to © ncb.com 2025 by a third party. Produced for Shore Partnership Limited. REF: 1258824

2 Lambourne Fields, Perranzabuloe, Truro, TR4 9LQ

Main House = 2583 sq ft / 239.9 sq m (excludes vaulted)
 Garage = 426 sq ft / 39.5 sq m
 Total = 3009 sq ft / 279.4 sq m
 For identification only - Not to scale



First Floor Features

- **Galleried Landing:** Adds a touch of elegance.
- **Master Suite:** Includes an en suite bathroom and dressing room.
- **Guest Bedroom:** With en suite shower room.
- **House 1:** Two additional double bedrooms and a family bathroom.
- **House 2:** Two additional double bedrooms, both with en suites.

Exterior Features

- **Private Resin Driveway:** Ensures a smooth and elegant entrance.
- **Detached Double Garaging:** Designed with flexibility in mind.
- **Landscaped Terracing and Gardens:** Beautifully designed to adjoin and overlook the surrounding open countryside with slate paving, lawns and native planting

Tenure, services and material information

Freehold. Mains electricity and water. Valiant Air Source Heat Pump, with underfloor heating throughout the property on both floors. Utilising the Valiant Air Source Heat Pumps capability to cool as well as heat. Treatment plant.

Internet / Broadband – BT Fibre to The Property (FTTP). Gigabit ready infrastructure capable of speeds up to 900Mb.

U values on average 40% above current building regulations and airtight permeability 8 x's above current regulations

Council Tax: T.B.C

What3Words

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Directions

From the A3075 (Truro to Newquay road), turn left at Perranzabuloe passing the church on the left hand side. Continue along the lane and Lambourne Fields is on the left after approx. 175 yards from the junction.

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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