

SHORE
PARTNERSHIP



DuneHouses

 Perranporth, north Cornish coast

Location

The Dune House development occupies a beachside setting within Perranporth's most sought-after locations, Ramoth Way, a no-through road on the edge of village and backing onto the famous dunes. Each property enjoys a sensational elevated position enjoying fantastic far reaching south westerly views (famed for some of the best sunsets in the county), over the village and towards the enormous golden sand beach, with access to the beach via a nearby footpath. The changing tides and rolling surf create a stunning and ever-changing outlook from the property with acres of beach for walks at low tide, while the Surf Life Saving Club is one of the most active in the country. The Watering Hole, a year-round bar, live music venue and restaurant, is located right on the beach.

A short walk away from the development is the village centre, which offers a range of day-to-day amenities, including surgery, a butcher, a baker, restaurants, bars and retail outlets, as well as an 18 hole golf course above the dunes.

The specification

- Modern kitchen with high-end appliances - Siemens or similar (including Coffee Machine, Cooker, Microwave, Warming/Slowcooker, Dishwasher, Quooker, fridge, freezer and induction hob with down draft extractor),
- Quartz worktops
- Dimmable concealed lighting
- Aluminium double glazed windows and doors
- Contemporary gas fire
- Underfloor air source heating



Features

- Energy efficient, high quality and exclusive development
- Moments from the beach, dunes, golf club and village
- Sea, beach and costal views from all principle rooms
- Master bedroom suite with en suite and dressing room
- Guest bedroom with en suite
- Two further bedrooms (both en-suite)
- Open plan kitchen area with full width balcony
- Superb living / dining space with balcony
- Cinema/games room with en suite, utility and store
- Garage and off-street parking
- In excess of 3,900 sq ft



Occupying a sensational position nestled in the dunes, this superb new development of three detached contemporary homes enjoys spectacular views over Perranporth beach and out to sea. Each incredible, versatile and spacious property is carefully designed to complement the coastal location, with an external combination of metallic, stone and timber finishes. Floor to ceiling windows maximise the wonderful outlook and stunning sunsets with the majority of the rooms providing the views.

A modern living space featuring a grey sofa, a wooden coffee table, and a fireplace. The room has a high ceiling with exposed wooden beams and a large window. The floor is made of light-colored wood. There are several potted plants, including a large monstera in the foreground. In the background, a dining area with a wooden table and chairs is visible. A large, modern chandelier hangs from the ceiling.

Living Space



On the ground floor, the impressive and spacious reception hall features a stunning staircase, direct access to the double garage, a laundry room and an impressive 25' games room with its own shower room, store and utility. Completing the ground floor is a bedroom / study with an en suite shower room.



Sleep Space

On The middle floor is defined by an incredible galleried landing looking over the reception hall below. The front of this floor is entirely dominated by the master bedroom and its incredible floor to ceiling windows taking in the views. The spacious en suite bathroom then leads through to a dressing room. To the rear, there are two further double bedrooms, both with en suites.

Kitchen Space

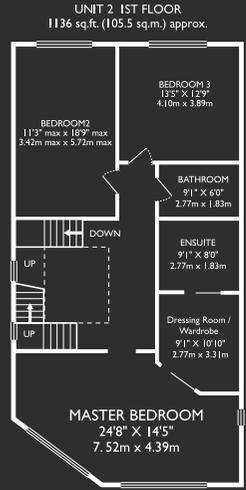
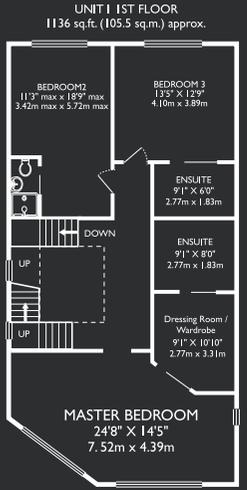
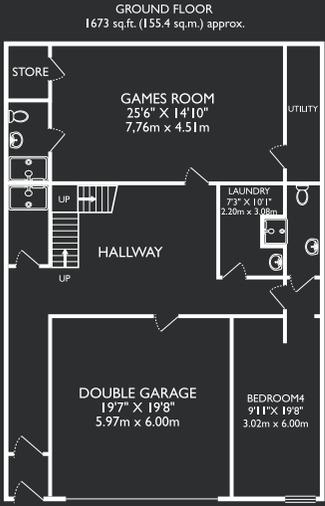


On the top floor, the open plan living areas are arranged in from front to back and truly maximise the views from both elevations. To the front, the kitchen / breakfast room leads through to a large balcony providing ample space for al fresco dining, the perfect spot from which to enjoy the sunsets. The dining room area then leads through to the living / sitting area to the rear with its private balcony and steps down to the enclosed garden.

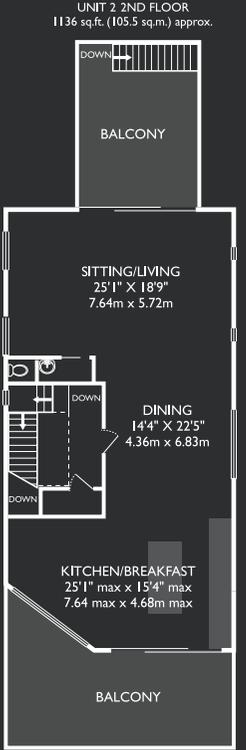
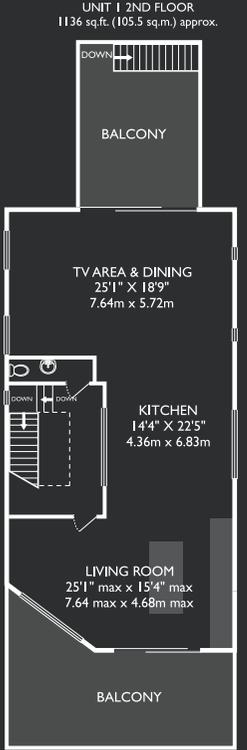
Spectacular Views

A man in a purple shirt and grey pants stands on a large, light-colored tiled balcony, looking out over a coastal town and the ocean. The balcony is furnished with a dark wooden dining table, chairs, and a bench. A glass railing surrounds the balcony. In the background, there are houses with solar panels, a white van, and a purple truck. The ocean is visible in the distance under a blue sky with a yellow paraglider.

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TOTAL FLOOR AREA: 3944 sq.ft.
(366.4 sq.m.) approx.



Dimensions

Environmental Impact (CO₂) Rating

Very energy efficient - Lower CO₂ emissions



Not environmentally friendly - Higher CO₂ emissions

England
EU Directive
2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating

Very energy efficient - Lower running costs

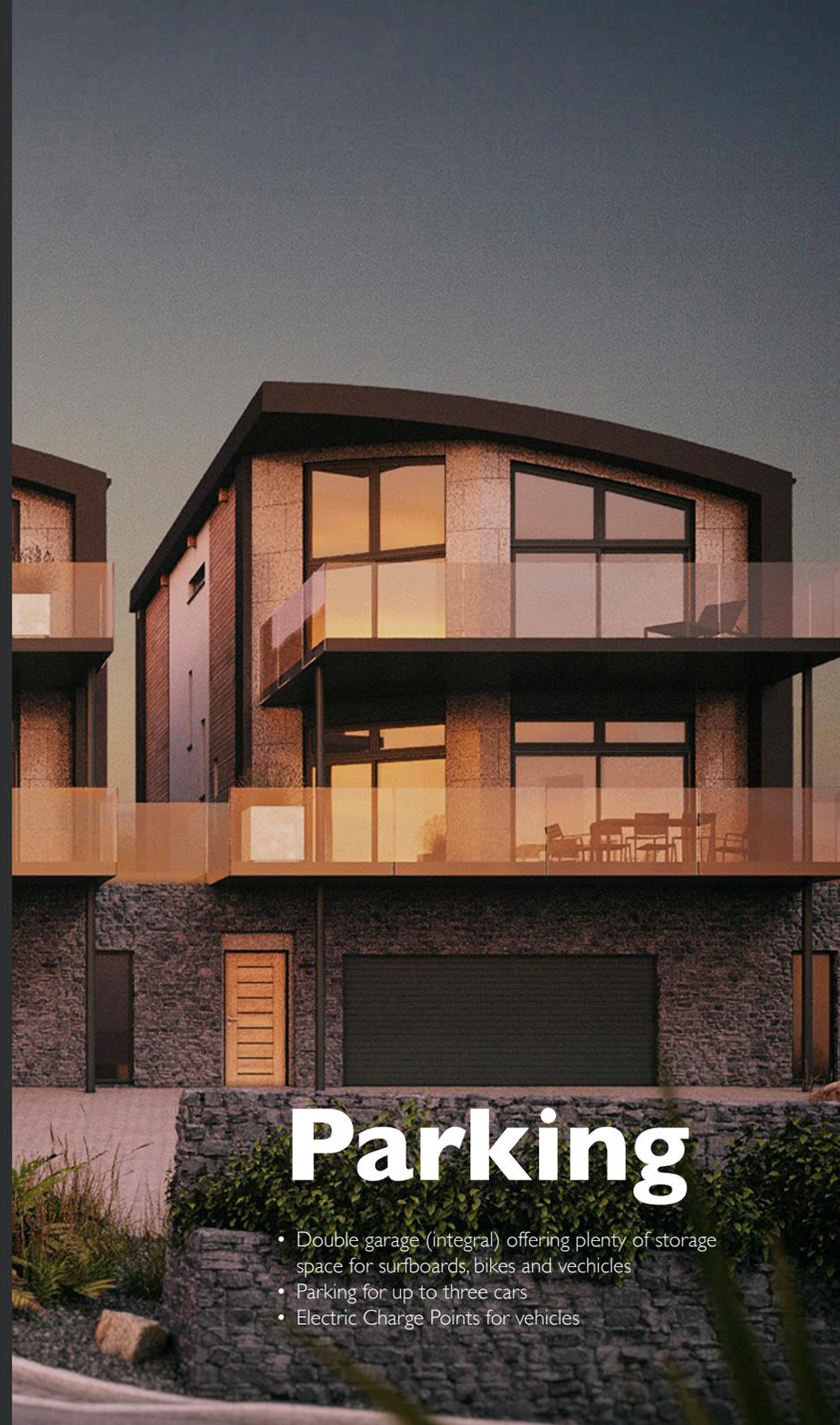


Not energy efficient - Higher running costs

England
EU Directive
2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

*Predicted

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



Parking

- Double garage (integral) offering plenty of storage space for surfboards, bikes and vehicles
- Parking for up to three cars
- Electric Charge Points for vehicles

Shore recommendations

- Surf some of the best breaks the rugged north coast beaches have to offer
- Watch the sunset and catch a brilliant live band from the beachside Watering Hole
- Dine out in Perranporth's latest seaside restaurant, Summerhouse, or head to nearby Mithian or Bolingey for a cozy village pub experience.
- Take a coastal stomp from Perranporth to St Agnes, finishing at the Driftwood Spars with craft beer produced at their onsite micro brewery or take a short walk down the hill to visit Perranporth's own brewery, The Blag Flag.
- Enjoy walking your dog on Perranporth's three miles of beach
- Visit Nancarrow Farm for one of their feast nights and experience the hospitality of a working organic farm
- Jump in the tidal pool at Porthtowan, a well-kept secret. It's private, secluded and the perfect spot to take a dip in clear waters when the beach is busy
- Take your time to look around Truro with its cathedral, fine array of shops and quality restaurants

Services, tenure and general information

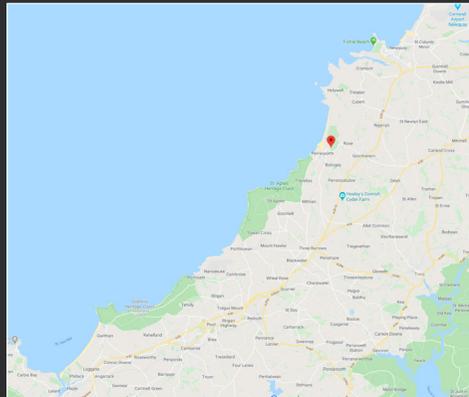
Freehold. Mains electricity, water and drainage.

Air source central heating with underfloor heating.

Council Tax: TBC. Broadband: Superfast is available in the postcode.

Directions

Heading west from Carland Cross along the A30, turn right taking the B3285 towards Perranporth / Goonhavern, continue straight along this road for 2.5 miles until reaching a T junction in the village of Goonhavern, continue straight over and continue along the B3285 for just over 2 miles, follow road round to the right past Perranporth Golf Club. Turn right onto Ramoth Way. Continue along the lane and the Dune House development is located on the right hand side.



Dune House, Ramoth Way, Perranporth,
Cornwall, TR6 0BY





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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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