



# Ocean Walk

Grannys Lane, Perranporth





## Ocean Walk Grannys Lane

### Perranporth, TR6 0HB

**LAST ONE REMAINING:** One of five superb new homes currently under construction within a level walk of the village and beach, set within an exclusive gated development with the benefit of two parking spaces and a 10 year guarantee.

#### The Development

Ocean Walk is an exclusive new development of five high-quality homes within walking distance of the beach and the vibrant seaside village of Perranporth.

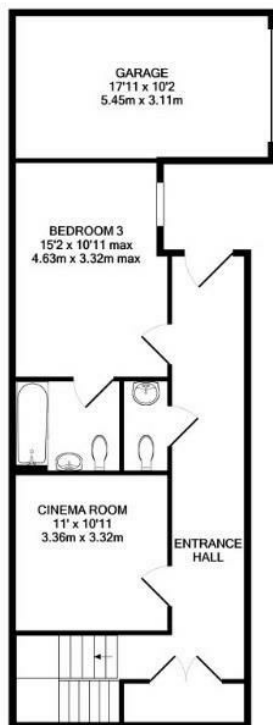
As well as generous bedrooms which are situated on the ground and second floor there is an open plan living area leading to a private balcony, together with a separate kitchen and dining area again with full height glazing that leads to an enclosed patio area. All homes within this gated development will include an air source heat pump with underfloor heating.

Units 1 to 4 will have two allocated parking spaces and unit 5 will have a garage with a large roof terrace. Units 1 to 4 will also benefit from an outside store for bikes/surfboards and all properties will have access to an electric car charging point.

#### Guide Prices

Unit 1: £585,000 SOLD  
Unit 2: £575,000 AVAILABLE  
Unit 3: £560,000 SOLD  
Unit 4: £585,000 RESERVED  
Unit 5: £650,000 SOLD





GROUND FLOOR  
APPROX. FLOOR  
AREA 775 SQ. FT.  
(72.0 SQ. M.)

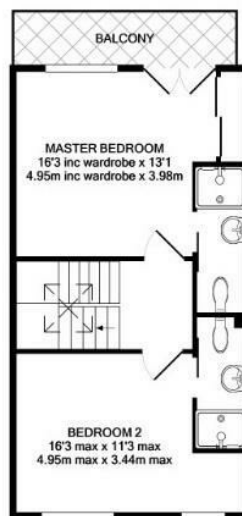


1ST FLOOR  
APPROX. FLOOR  
AREA 636 SQ. FT.  
(59.1 SQ. M.)

(EXCLUDING THE TERRACE)

TOTAL FLOOR AREA : 1910 sq. ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 availability or efficiency can be given.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 499 SQ. FT.  
(46.4 SQ. M.)



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PROPERTY AGENTS

Where you live matters

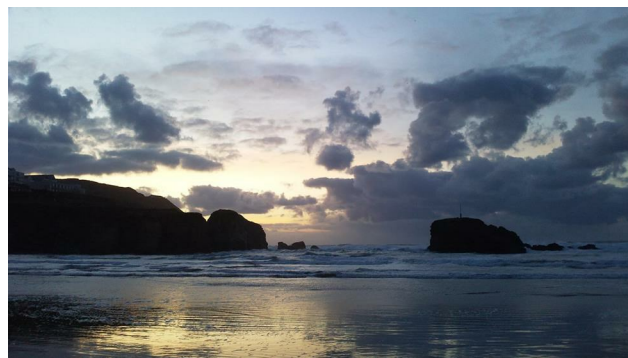
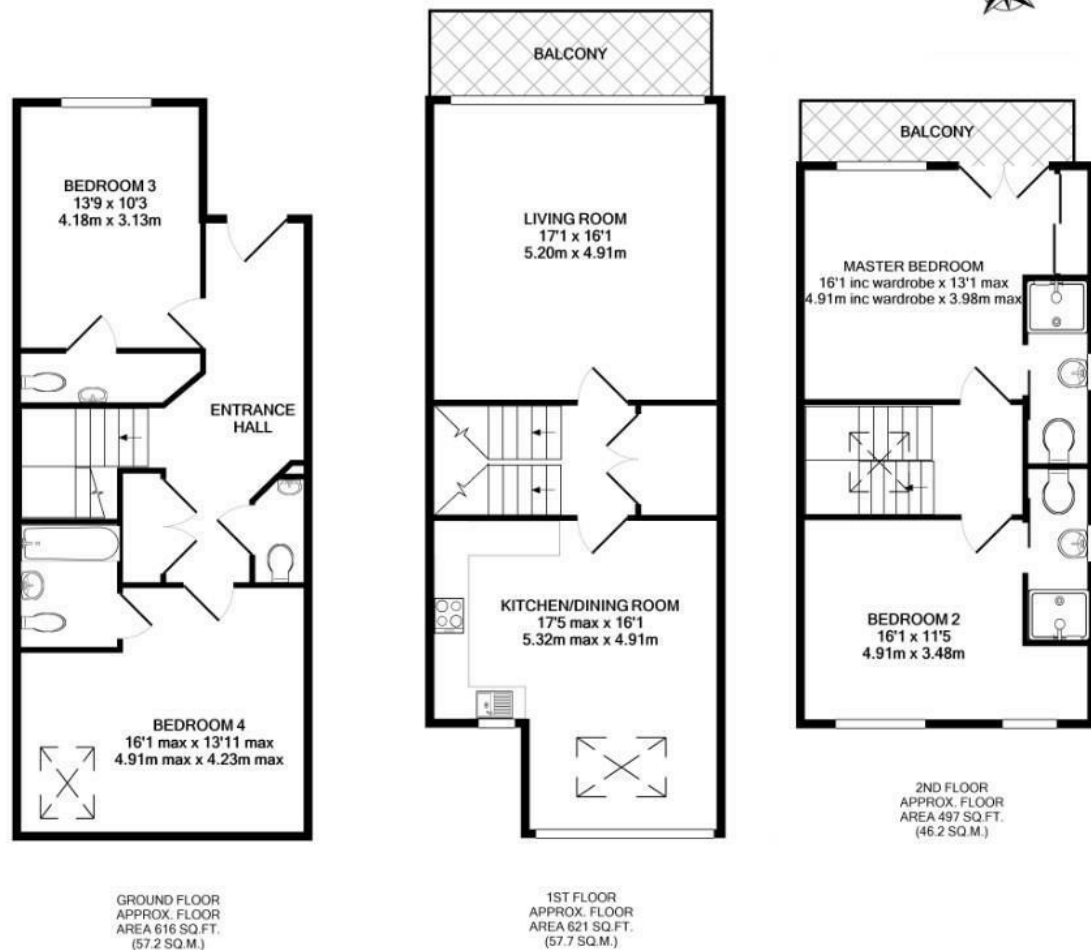
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UNITS 1-4, OCEAN WALK, GRANNY'S LANE, PERRANPORTH, TR6 0HB  
TOTAL APPROX. FLOOR AREA 1734 SQ.FT. (161.1 SQ.M.)

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- Exclusive gated development of just 5 properties
- Moments from the village and stunning beach.
- Inspirational designs with superb attention to detail
- Light, spacious, energy-efficient and highly specified
- Living room with full height glazing and patio doors to a generous balcony
- Contemporary kitchen with full height glazing and patio doors to an enclosed patio area
- Kitchen with quartz worktops and NEFF appliances
- Master bedroom with balcony and three further double bedrooms all benefiting from en suite bathrooms
- Air source heat pump with underfloor heating
- Allocated parking
- Units 1-4 are over 1,730 sq ft and Unit 5 over 1,900 sq ft of accommodation

## The Location

Ocean Walk is a short level stroll into the centre of the coastal village of Perranporth. The village is well known for its expansive surfing beach, links golf course, coastal walks, and the annual Tunes in the Dunes festival. With acres of beach for dog walking 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.

The village centre also offers a range of day-to-day amenities, including surgery, a butcher, a baker, restaurants, bars, and retail outlets. Within a short distance is Cornwall Airport near Newquay (with four flights a day to Heathrow along with regular flights to Spain and Portugal), the coastal destinations of St Agnes and Porthtowan, and the capital of Cornwall, Truro with its mainline link to London Paddington.

## 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 for a cozy village pub experience.
- Take a coastal stomp from Perranporth to St Agnes, finishing at the Driftwood Spars with an onsite brewed ale.
- Enjoy walking your dog on Perranporth's three miles of sandy dog-friendly 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.