



# 1 Ocean Walk

Perranporth



# 1 Ocean Walk, Grannys Lane, Perranporth, TR6 0HB

High quality and contemporary townhouse, completed in 2020, enjoying a quiet position within an exclusive gated development of only five houses within a short level walk of Perranporth beach and village amenities.

## Distances

Perranporth beach – 700 yards;  
Perranporth Golf Club – 1.5; St Agnes – 4; A30 – 6.2;  
Crantock Beach – 8.5; Fistral Beach (Newquay) – 9.8;  
Royal Cornwall Hospital (Treliske) – 9; Truro – 9.5;  
Cornwall Airport (Mawgan Porth) – 16;  
Falmouth – 18.5

(All distances are approximate and in miles)

## The location

Ocean Walk enjoys a quiet tucked away position yet is a short level stroll into the centre of the coastal village of Perranporth.

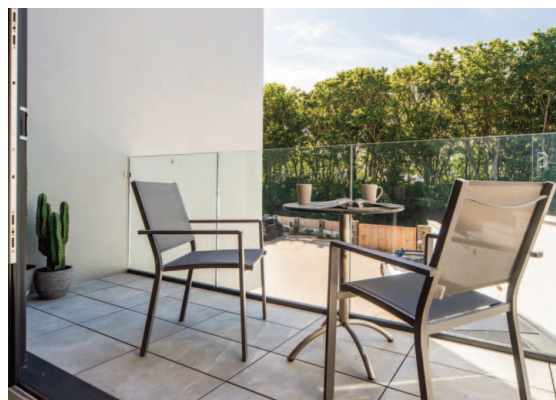
The village is well known for its expansive surfing beach, links golf course and coastal walks. With miles of beach for dog walking at low tide, the Surf Life Saving Club is one of the most active in the country and The Watering Hole, a year-round bar and live music venue, is located right on the beach.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

Further along the coast from Perranporth, seaside destinations include St Agnes, Porthtowan, Crantock, Newquay and the St Ives bay. With the county capital of Cornwall, Truro with its mainline link to London Paddington, also being within a short drive, Perranporth is a fantastically situated north coast seaside village.

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







### The property

- Exclusive gated development of just five contemporary townhouses
- Moments from the village and stunning beach
- Modern design with superb attention to detail
- Light, spacious and energy efficient

### Ground floor

- Attractive reception hall with feature wall ascending the stairwell and lantern window providing much natural light
- Double bedroom with well-appointed en suite shower room
- Large versatile bedroom with skylight and en suite bathroom
- Utility cupboard, cloakroom/WC and large storage cupboard

### First floor

- Living room with recessed lighting track detail with full height glazing and sliding doors to a generous balcony
- Contemporary kitchen with quartz tops and NEFF appliances: single oven with slide & hide door, microwave (with hot air function), induction hob and dishwasher. American style fridge-freezer. Access to the rear garden.

### Second floor

- Master bedroom with en suite shower room and private balcony
- Further double bedroom with en suite shower room

### Outside space and parking

- Gated forecourt
- Two designated parking spaces
- Outdoor shower
- Secure store
- Low maintenance courtyard gardens to the side and rear with raised beds behind timber sleepers
- External lighting
- Communal EV point

### Services, tenure and further information

Freehold. Mains electricity, water and drainage. Air source heat pump and underfloor heating. Management company owned by 5 freeholders with annual charge of £800 for upkeep and administration of communal areas and electric gates.

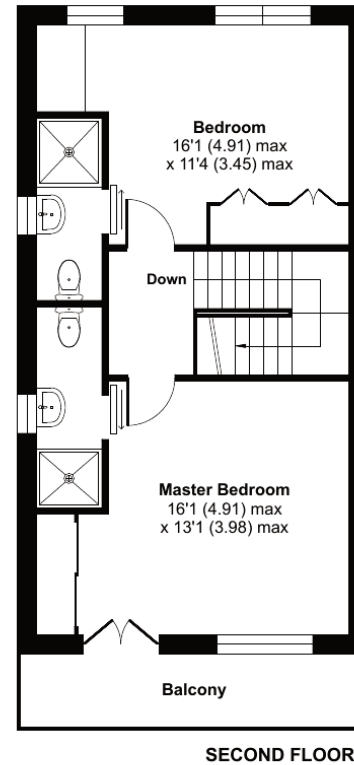
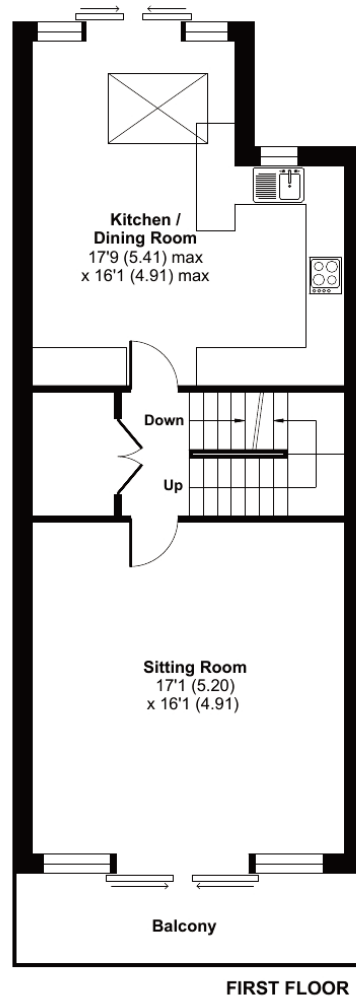
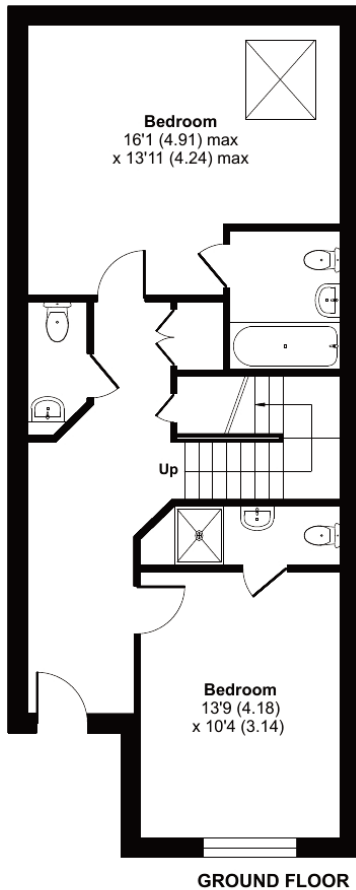
Council Tax – E. Superfast fibre Broadband is available in the postcode.

Residue of 10-year guarantee (BLP)

# 1 Ocean Walk, Grannys Lane, Perranporth, TR6 0FP

Main House = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



**What3Words:** /// hoops.achieving.bookshop

## Directions:

Proceeding into Perranporth down Liskey Hill ( B3284 ) continue past the school and to the bottom of the hill, take the left hand turn after the zebra crossing. Continue for 175 yards and turn left into St Michael's Road and immediately right into Grannys Lane. Ocean Walk is on the left after approximately 50 yards.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Shore Partnership Limited. REF: 856505

**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROPERTY AGENTS

Where you live matters

[www.shorepartnership.com](http://www.shorepartnership.com)

[contact@shorepartnership.com](mailto:contact@shorepartnership.com) | 01872 484484