



Bryony Cottage

Cocks, near Perranporth

Bryony Cottage

Cox Hill, Cocks, Perranporth, TR6 0AT

Located in a peaceful woodland setting just inland from Perranporth, and enjoying glorious far-reaching views, this charming cottage has been thoughtfully modernised with a striking and imaginative Scandi-style extension. Set within enchanting and beautifully landscaped gardens of around half an acre, this truly original home has been finished to an exceptional standard, with bespoke and carefully crafted details throughout. Further enhancing its appeal are two studios, a home office, and a remarkable glasshouse-style outdoor kitchen creating a highly distinctive space for entertaining and year-round enjoyment.



The Location

Bryony Cottage is discreetly positioned at the end of a short private drive within the rural hamlet of Cocks, just over a mile inland from Perranporth and close to the village of Bolingey. For those seeking peace and tranquillity while remaining close to the energy of one of the UK's finest surfing beaches, and within easy reach of Truro, it offers a balance of seclusion and connectivity.

Perranporth is renowned for its expansive surfing beach, links golf course and superb coastal walks. The Surf Life Saving Club is one of the most active in the country, while the Watering Hole, a year-round beach bar and live music venue, sits directly on the sand. The town also provides an excellent range of day-to-day amenities, including a doctors' surgery, butcher, baker, restaurants, pubs, art galleries and independent shops.

Further along the north Cornish coast are several sought-after seaside destinations, including St Agnes, Porthtowan, Crantock, Newquay and St Ives Bay.

Within a short drive is Cornwall Airport Newquay, offering a useful range of domestic and seasonal international connections, further enhancing the property's accessibility.

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 – 7; Truro – 8; Cornwall Airport (Newquay) – 15
(All distances are approximate and in miles)

What 3 Words ///strength.breathing.casual

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
- Exceptional glasshouse-style outdoor kitchen with indoor dining/seating, creating a truly distinctive space for entertaining and year-round enjoyment
- Excellent range of outbuildings, including a log cabin/studio, store/gym, substantial store and separate home office pod
- Superb connection between the principal living spaces and the surrounding terraces, ideal for indoor-outdoor living
- Oak entrance porch with flagstone floor and bench seats
- Entrance hall
- Snug with inglenook fireplace, Termatech wood burner and original flagstone hearth. Timber windows with shutters
- Sitting room with wood burner, flagstone hearth, window shutters and double doors opening into the dining room.
- Light-filled dining room with a wonderful connection to the garden, beautifully characterised by reclaimed French louvre doors, a vaulted ceiling, floor-to-ceiling oak framing and wide glazed doors opening to the stunning kitchen / breakfast room
- Magnificent triple-aspect kitchen / breakfast room enjoying enchanting leafy views across the valley and gardens, with the fountain forming a beautifully framed focal point. Two sets of doors open directly onto the terrace. Bespoke handmade burr oak kitchen with Brazilian slate worktops and a spectacular central island finished in Brazilian Blue Mare stone, incorporating wraparound surfaces and an integrated breakfast bar. Comprehensive range of fitted appliances including twin Bosch ovens, induction hob, Bosch dishwasher, two deep drawer fridges, wine chiller, and a pocket door opening to the walk-in pantry with external door and separate door to the cloakroom / WC
- Boot room / utility with external access
- 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 en suite 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
- The dining room and kitchen / breakfast room open onto a mature terrace with hot tub, olive trees and a rich variety of sub-tropical planting, leading on to a large composite deck with a superb glasshouse-style outdoor kitchen and indoor dining/seating. With further features including a fountain, tree ferns, palms and an outside shower, this is a truly distinctive and sensational entertaining space for year-round enjoyment, all enjoying fine views.
- Lower lawned area with selection of fruit trees, old French vine and undercroft store
- 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 with stone, mature borders and olive trees

Specification

Extension: highly insulated timber frame with plastisol-coated galvanised steel with a 25-year guarantee. Cavity-concealed rainwater goods. Velfac triple-glazed windows and doors. Underfloor heating. Kerto beams within kitchen / breakfast room.

Cabins and outbuildings

- Log cabin set within a private wooded area. Lovely views along the valley and winter sea glimpses.
- Store / gym with galvanised vintage style exterior.
- Surfboard store
- Home office pod
- Large store / workshop
- Log store

Tenure, services and material information

Freehold. Mains water and private drainage. Mains electricity. Bottled gas for the hob. Oil-fired central heating. Underfloor heating within extension.
Council tax: band E
Broadband: FTP (full fibre). Source: <https://www.openreach.com/fibre-checker/my-products>

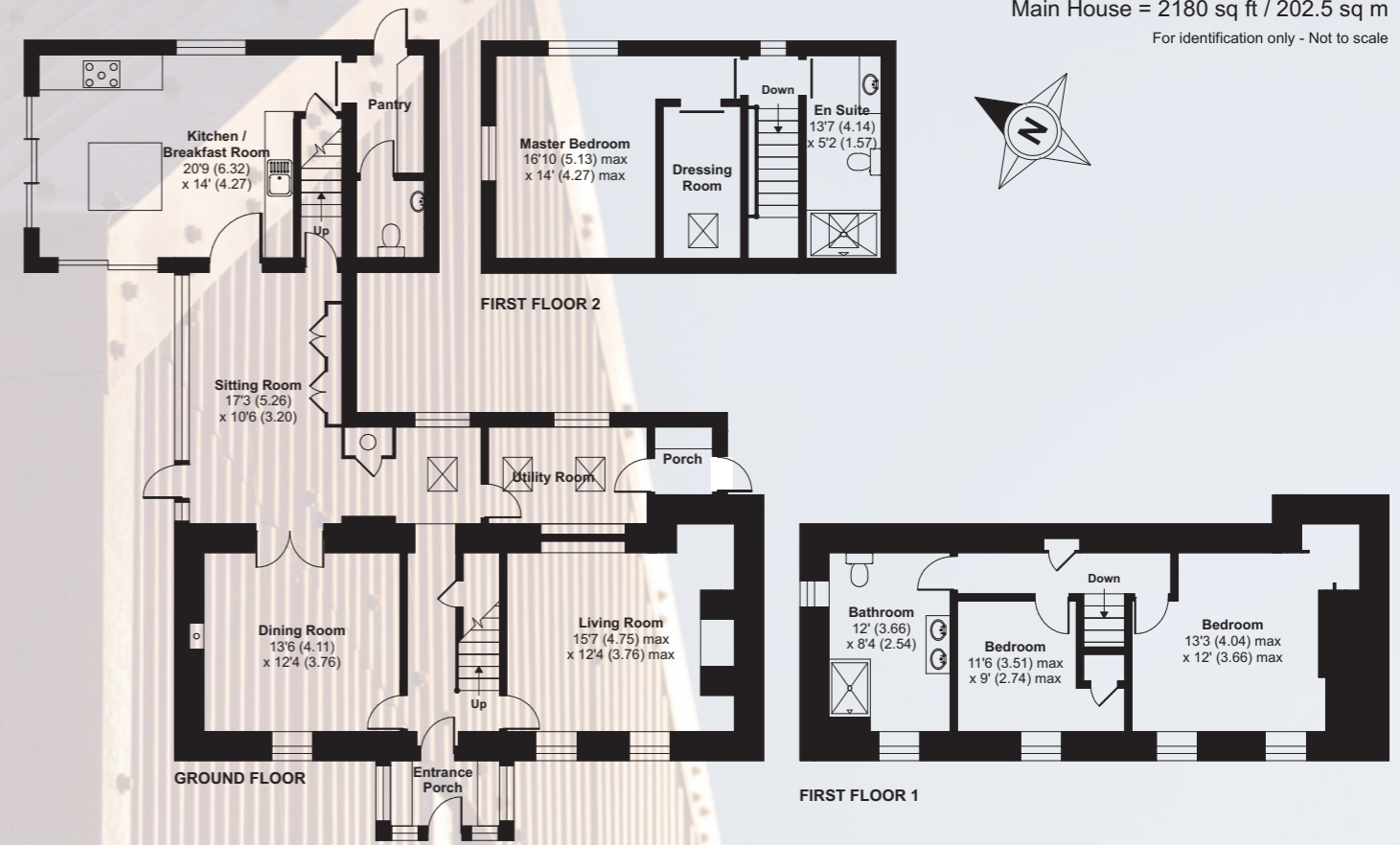
Directions

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.

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Main House = 2180 sq ft / 202.5 sq m

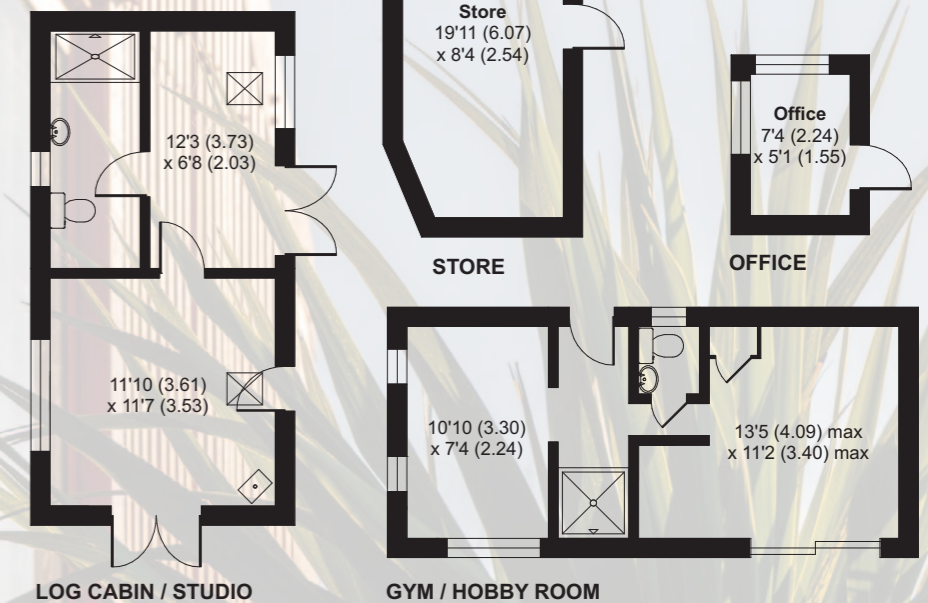
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Shore Partnership Limited. REF: 838956

Outbuildings / Cabins = 755 sq ft / 70.1 sq m

For identification only - Not to scale



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		

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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