



5 Ocean Walk

Perranporth

5 Ocean Walk

Grannys Lane, Perranporth, TR6 0FP

Completed in 2021, this high quality contemporary townhouse forms part of an exclusive gated enclave of just five homes, quietly positioned within a level walk of Perranporth's vibrant village centre and expansive beach. Offering versatile accommodation throughout, the property also benefits from a garage topped by a spacious roof terrace, creating an exceptional modern coastal retreat.

The Location

Enjoying a peaceful, tucked away setting yet only a short, level stroll from the heart of Perranporth, Ocean Walk is perfectly placed to embrace the very best of north coast living. This much loved coastal village is renowned for its expansive surfing beach, dramatic cliff walks and vibrant community. At low tide, miles of golden sand open up, while the active Surf Lifesaving Club and the iconic Watering Hole bring year round energy and atmosphere.

Perranporth offers an excellent range of day to day amenities, including a doctor's surgery, butcher, independent shops, galleries, cafés, restaurants and welcoming pubs. The village also benefits from a links golf course and easy access to some of Cornwall's most celebrated seaside destinations, including St Agnes, Porthtowan, Crantock and Newquay.

The county capital, Truro, with its mainline rail connection to London Paddington, lies within easy reach, ensuring strong connectivity while retaining the tranquility of coastal life. Cornwall Airport (Newquay) is also a short drive away, providing direct flights to Gatwick, Stansted, Manchester, Edinburgh, Glasgow, Belfast, the Isles of Scilly and the Isle of Man, together with European routes including Alicante, Málaga, Faro, Düsseldorf and Dublin.

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
- Double bedroom
- Family bathroom
- Versatile hobby room / study
- Utility cupboard
- Storage cupboard

First floor

- Living room with recessed lighting track detail with full height glazing and sliding doors to a generous roof terrace
- 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 rear garden.
- Two storage cupboards

Second floor

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

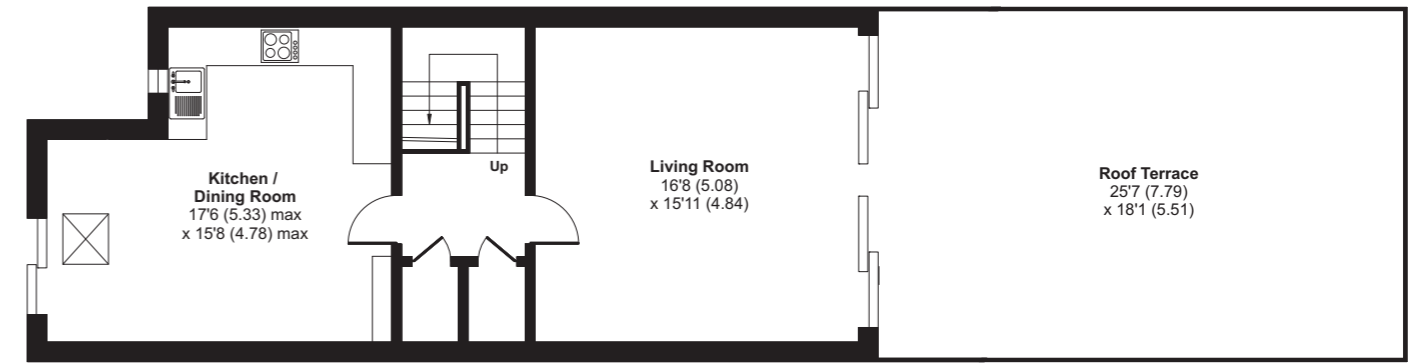




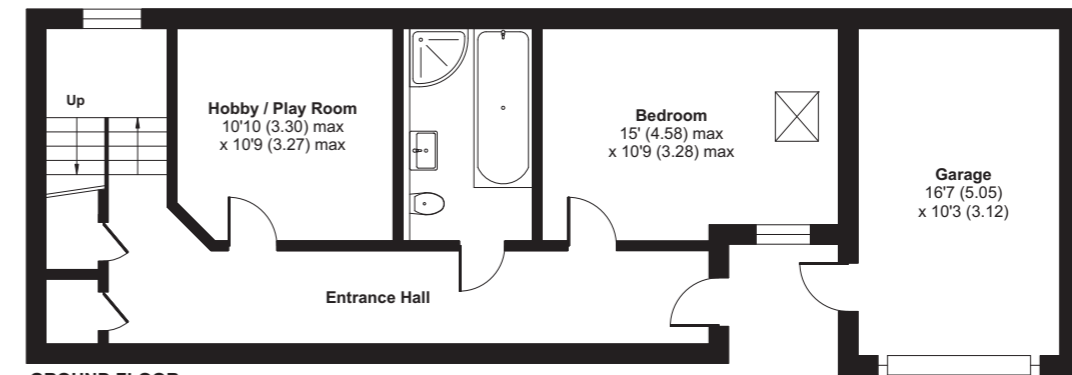
5 Ocean Walk, Grannys Lane, Perranporth, TR6 0FP

Main House = 1736 sq ft / 161.2 sq m
Total = 1906 sq ft / 177 sq m (includes garage)

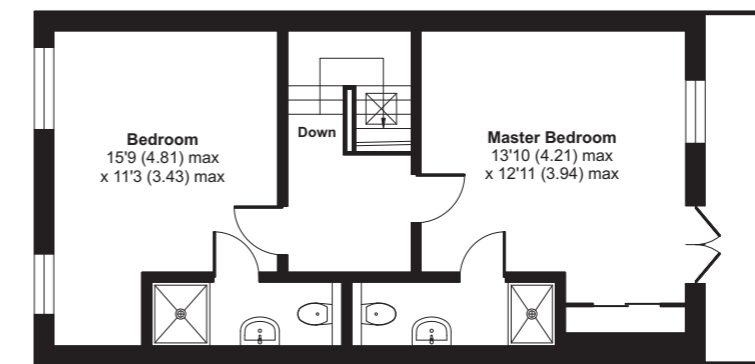
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Outside space and parking

- Gated forecourt
- Allocated parking space
- Garage (integral)
- Outdoor shower
- Garden shed
- Low maintenance courtyard garden with access pathway along the side of the property and roof terrace
- External lighting
- Communal EV charger

Services, tenure and material information

Freehold. Mains electricity, water and drainage. Air source heat pump and underfloor heating. Management company owned by 5 freeholders with annual charge of £890 for upkeep and administration of communal areas and electric gates.

Council Tax: Business rates (previously band E)

Broadband: FTC (source: <https://www.openreach.com/fibre-checker>)

Residue of 10-year guarantee (BLP)

What 3 Words /// closes.hunter.snippets

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)

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Shore Partnership Limited. REF: 1373430

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
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.

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.



www.carbonbalancedprinter.com
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Tim May
Director



Ben Davies
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

