



2 Ocean Walk

Perranporth

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Grannys Lane, Perranporth, TR6 0FP

Quietly positioned within level walking distance of Perranporth's vibrant village centre and magnificent sandy beach, this beautifully appointed contemporary townhouse was completed in 2021 and forms part of an exclusive gated enclave of just five homes offering stylish, versatile accommodation, complemented by two private balconies, a useful store and allocated parking for two vehicles.

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

- Covered entrance with privacy slats, outside light and surf shower
- Attractive reception hall with feature wall ascending the stairwell
- Double bedroom with en suite shower room
- Guest double bedroom with skylight and en suite bathroom
- Ground floor WC
- Utility cupboard with Bosch washing machine and Hotpoint dryer
- 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, induction hob and dishwasher. American style Hisence fridge-freezer. French doors to rear garden.
- Two storage cupboards

Second floor

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





Outside space and parking

- Gated forecourt
- Two allocated parking spaces
- Lockable store
- Attractive and well-planed courtyard garden with tree ferns
- External lighting
- Communal EV charger

Services, tenure and material information

Freehold. Mains electricity, water and drainage. Air source heat pump and underfloor heating throughout. 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; Fistrall Beach (Newquay) – 9.8; Royal Cornwall Hospital (Treliske) – 9; Truro – 9.5; Cornwall Airport (Mawgan Porth) – 16; Falmouth – 18.5

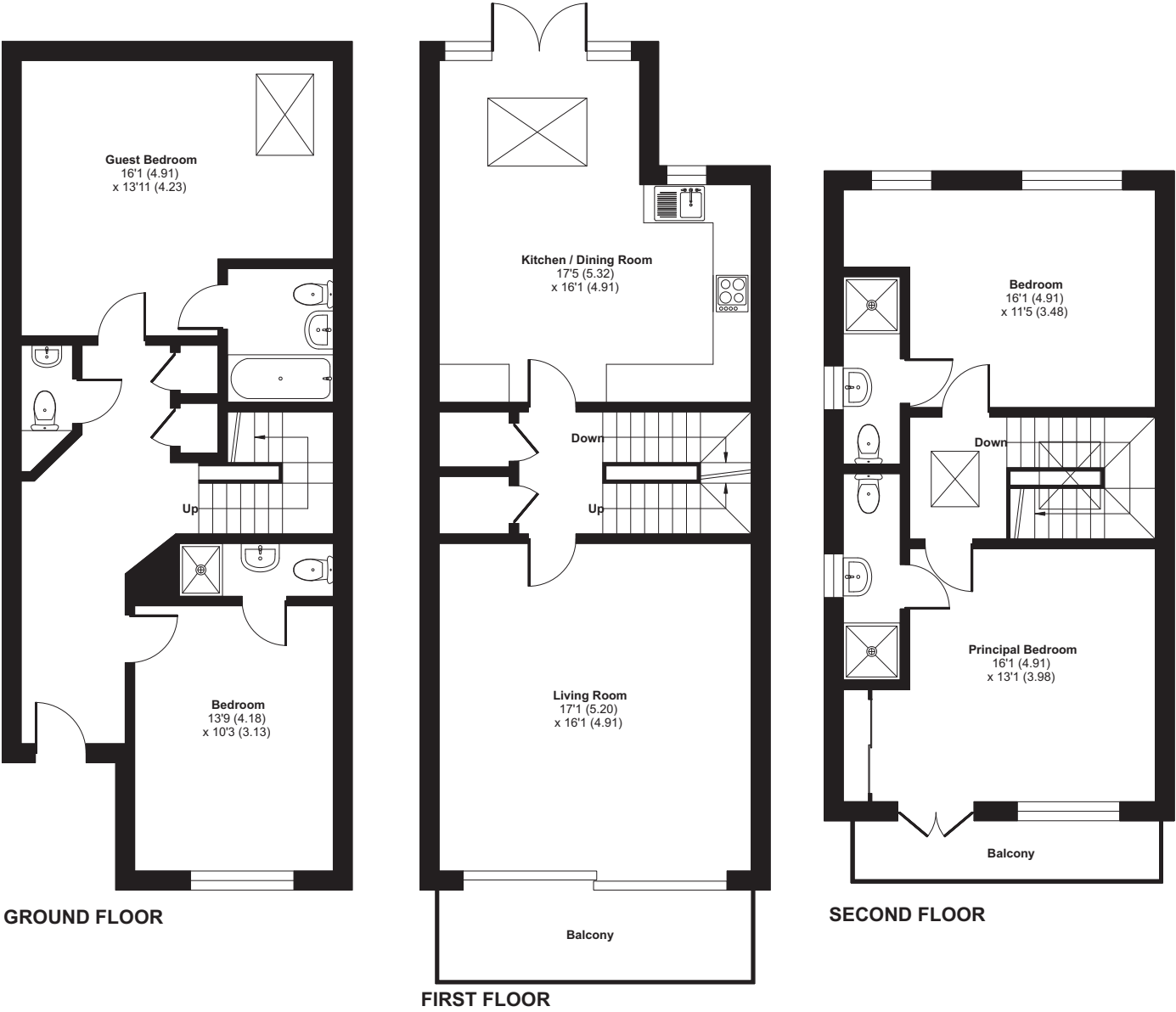
(All distances are approximate and in miles)

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.

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Main House = 1789 sq ft / 166.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1480475

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 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.

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