



Long Ridge & Philomelia,
St Georges Hill, Perranporth

LODGE & THOMAS
ESTABLISHED 1892

Long Ridge & Philomelia,
St Georges Hill, Perranporth, TR6 0EA

Guide Price - £295,000 Freehold

- Detached bungalow and chalet
- Large plot of approx. 0.4 acres
- Ripe for redevelopment
- Far-reaching rural views
- Outskirts of Perranporth town
- Cash buyers only
- Sold with no onward chain

A detached bungalow of Woolaway construction, together with a chalet, occupying a large plot with far reaching rural views on the outskirts of Perranporth. Huge potential for redevelopment (subject to consent). Available with no onward chain to cash purchasers only.



The Property

Long Ridge and Philomelia present a fabulous redevelopment opportunity. The property comprises a three bedroom detached bungalow together with a two bedroom chalet set on the very outskirts of Perranporth. The bungalow is of Woolaway construction and is therefore unsuitable for mortgage lending purposes and both dwellings require total renovation or perhaps even demolition and replacement (subject to planning consent).



Briefly, the accommodation of Long Ridge comprises; entrance hall, sitting/dining room, kitchen, bathroom, w.c. and three bedrooms whilst Philomelia comprises; kitchen/dining room, sitting room, two bedrooms and bathroom.



The plot is large – extending to approximately 0.4 acres or thereabouts - and enjoys far reaching views over the countryside beyond. The gardens are gently sloping and are largely in lawn with some mature shrubs, though there is also an area of scrub. There is a small shed/store within the grounds as well as driveway parking for several vehicles, a detached garage and the roadside verge also forms part of the Title, offering further parking space.



EPCs Long Ridge G, Philomelia G

Council Tax Band C (Long Ridge)

Services

Assumed mains water and electricity, private drainage. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the property being offered for sale.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Agents Notes

- This property is being sold on behalf of a corporate client. The property must remain on the market until exchange of contracts. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.
- The area of land hatched pink on the plan is subject to an application to Land Registry for Possessory Title.

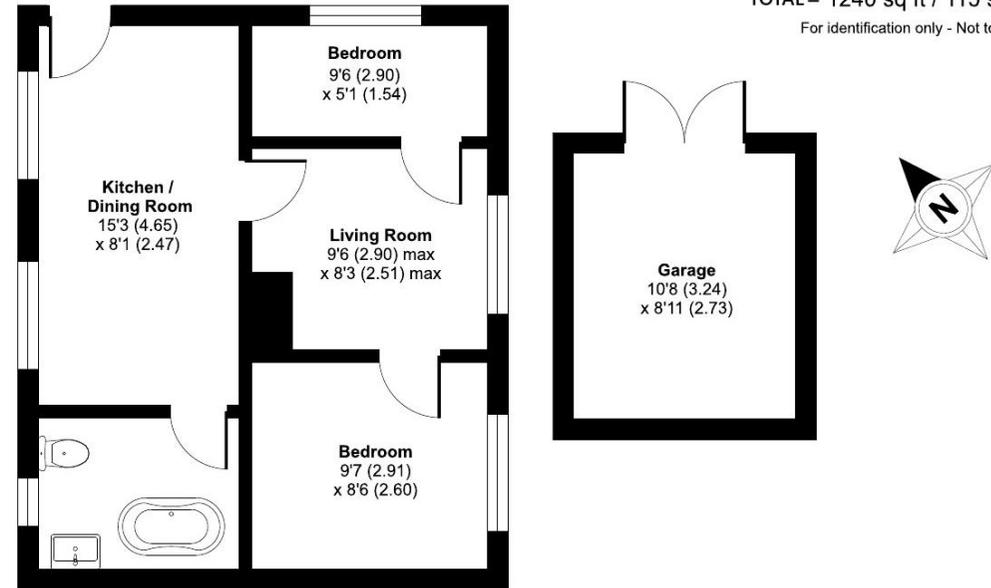
LONG RIDGE = 750 sq ft / 69.6 sq m

PHILOMELIA = 395 sq ft / 36.6 sq m

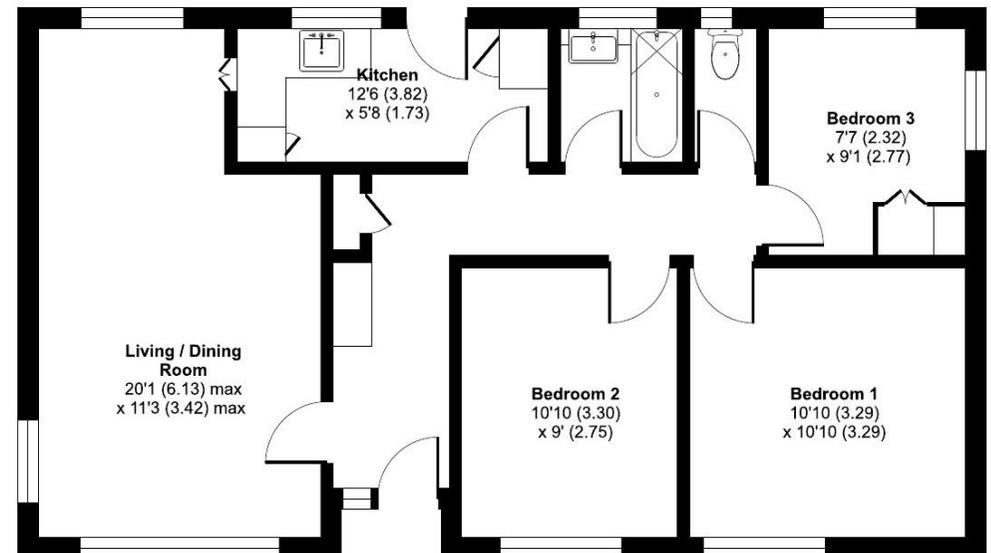
GARAGE = 95 sq ft / 8.8 sq m

TOTAL = 1240 sq ft / 115 sq m

For identification only - Not to scale



PHILOMELIA



LONG RIDGE



Location

The property is located just over half a mile from Perranporth town centre and its famous beach (a public footpath to the west of the property leads directly into the town). Perranporth is a busy seaside resort which offers a wide variety of shopping facilities, together with a popular school and a doctors surgery. The town is approximately 5 miles distant from the A30 and within 9 miles of the major towns of Truro, Newquay and Redruth (Truro and Redruth with mainline railway links to London (Paddington)).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From the centre of Perranporth proceed in a westerly direction along St Georges Hill (B3285 to St Agnes) and the property will be found after approximately half a mile on the left hand side, identified by a Lodge & Thomas for sale board.

what3words///fine.pebbles.kiosk



Not to scale. For indicative purposes only.

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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