



## *Self Catering Holiday Accommodation Around Cornwall 2017*



Beautiful properties in stunning locations

# Welcome to AK Holidays, Cornwall

Welcome to Around Kernow Holidays. We pride ourselves on being a small local company, offering a wide selection of self-catering holiday accommodation in and around Perranporth and St Agnes on the north coast of Cornwall and also Falmouth and Constantine on the south coast. Whether you grew up making memories in Cornwall with your family or you've yet to discover this stunning part of the country, there's a landscape that's inspired novelists and artists alike and nature that can be seen at its most beautiful. That's what a holiday in Cornwall is all about!

Perhaps its whitewashed harbour towns where life revolves around catch of the day (Padstow and St Ives spring to mind!), or the energetic Perranporth with its vast sandy beach and laid back surfing lifestyle or the solitude of the countryside on Bodmin moor...there's a corner of Cornwall to match everyone's dream holiday!

Perranporth is very centrally located in Cornwall to explore the rest of the county. Truro, our cathedral city is about 8 miles away and well worth a day trip. Padstow to the north, home to Rick Steins' Seafood Restaurant and St Ives to the west where you can visit the Tate gallery are both only 30 minutes by car as is Falmouth on the south coast where you could see anything from small yachts to cruise ships and everything in between!

Please feel free to contact our friendly office in Perranporth for any further enquiries Phone 01872 571575 or email [info@akholidays.co.uk](mailto:info@akholidays.co.uk)

**'All details are correct at the time of printing and subject to change, please call us or check our website for up to date information'**



## It couldn't be easier to book the holiday of your choice now! Just 3 easy steps!!

- ▶ **Step One - Choose your holiday**
- ▶ **Step Two - Simply call our office on 01872 571575 or visit our website at [www.akholidays.co.uk](http://www.akholidays.co.uk) (please note not all our properties are in the brochure) where you can browse through our properties, check the availability and book. We accept all major debit and credit cards (please note there is a 2.5% surcharge for credit cards to cover the card company's charges.)**
- ▶ **Step Three - We confirm your holiday in writing with a reminder of when your balance is due....and that is it! You can now look forward to your get-away-from-it-all, carefree and relaxing holiday.**

Our properties are personally selected and inspected to ensure that you receive the highest quality, together with great value for money. Whether you are looking for a character Cornish cottage in a peaceful location, an apartment right next to the beach or caravans and chalets on lively family holiday parks, our aim is to find you your dream holiday home - and welcome you back, again and again!

### Take a look at just some of our customer comments

#### 2 Lower Hillcrest

*"Fantastic property in a great location.- Daughter (5) say's - I Love the holiday house"*

**G Tasker**

#### The Willows

*"Lovely house, everything we could want in a property"*

**Mr & Mrs Howl**

#### Trenwith

*"A brilliant property, one of the best we have stayed in. An excellent time had by all of us"*

**J Webb**

Don't forget your dogs need a holiday too!  
All our pet friendly accommodation  
can be identified by our pets welcome stamp



Perranporth is a great holiday  
destination for families



Band: O • Sleeps: 8 • Bedrooms: 4 •  : FRI • Towels: NO •  : YES

The accommodation comprises: entrance hall leading to lounge which looks out over the village and beach and is comfortably furnished with leather sofas and has flat screen digital TV/DVD and hi-fi. Two bedrooms on the ground floor, one double and one twin bedded (all good quality) and well furnished. Ground floor shower room with large shower cubicle, wash-basin & WC. A further separate WC. New, fully equipped kitchen includes built-in oven, ceramic hob, microwave, fridge, freezer, washing machine, dishwasher, etc. The Dining room has a pine table and eight chairs and a flat screen digital television.

Stairs lead to the first floor and a double room with beach, sea, dunes and town views, an en-suite shower room and bedroom furniture and a twin room also well furnished.

To the front of the property is a covered veranda with garden table and chairs and views of the beach and town. A small garden planted with shrubs to the front of the veranda. To the rear are terraced areas with a washing line.

Private off road parking for 2 cars.

## The Willows



## Perranporth



Band: O • Sleeps: 6 • Bedrooms: 3 •  : SAT • Towels: YES •  : YES

The Willows is a 3 bedroom, reverse level, detached holiday property just a few minutes walk to the village centre and beach at Perranporth. Fully renovated during the spring of 2016 and finished to a very high standard, this superb family holiday home also boasts fantastic sea views! A well behaved pet is allowed for a small charge. Please also refer to our terms and conditions regarding pets.

Entering the property onto the first floor, there is a large L shaped open plan kitchen, dining and living area. The newly fitted kitchen is fully equipped with an oven, hob, fridge, freezer, dishwasher, microwave etc. This leads to a dining area with a table and seating for 6. The lounge area has 2 large sofas (seating 3 on each), a flat screen TV with Freesat and patio doors onto a small balcony with a table and chairs. Superb views of the sea can be enjoyed from the lounge and the balcony. There is also a bedroom which has 2 single beds,

a TV/DVD player and a toilet on this floor. To the rear of the property there is a conservatory with additional seating and access to the rear garden, a real sun trap in the afternoon!

Downstairs are 2 further bedrooms and the family bathroom. One bedroom has a king size bed and the other has a double bed, both have TVs. The newly fitted bathroom has a bath and a large separate shower cubicle. There is also a games room on this floor with a pool table. All bed linen, bath and hand towels are provided but please bring your own beach towels.

To the rear is an enclosed garden that backs onto a field, access to this is via the conservatory. At the front, there is parking for 2 large cars and a lawned area below the lounge balcony.

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## 2 Lower Hillcrest



## Perranporth



Band: P • Sleeps: 8/10 • Bedrooms: 4 • : SAT • Towels: YES • : YES

This beautifully presented, modern 4 bedroom detached house which has been awarded an official 4 Star grading. Situated next to the park and tennis courts, is only a few minutes downhill walk into the village centre and the beach.

On the ground floor is the large kitchen/dining room which also has a sofa (sofa bed for additional sleeping) and a wall mounted TV. The kitchen is fully equipped with a fridge, freezer, washing machine, dish washer, microwave, oven etc. and the dining area has a large table and chairs to comfortably seat 8 and also a breakfast bar with 2 stools.

Also on the ground floor there are 2 of the bedrooms, one with a double bed and one with 2 full size single beds and a separate shower room.

On the first floor there are two further bedrooms and a bathroom with shower over. Also on this floor you will find a very spacious lounge Which has seating for 8, a flat screen TV with Freeview and a DVD player.

To the front of the property is a very large decked area, perfect for enjoying the afternoon/evening sunshine. To the rear there is another area of decking.

Parking for 2 cars.

Low  
Occupancy  
Rates available  
For groups of  
4 or less

## Warwick Lodge ★★★★★



## Perranporth



Band: P • Sleeps: 9 • Bedrooms: 4 •  : SAT • Towels: YES •  : YES

Spacious, detached, 4 bedroom property is situated just uphill from the beach and village and enjoys glorious sea and beach views from the first floor double bedroom and it's decked balcony.

Entrance into the spacious hallway. There are two ground floor bedrooms – one has a double bed with a single bunk bed over and the other is twin-bedded, each with bedroom furniture. The family bathroom is on this floor with bath and electric shower over, wash-basin & WC. Very spacious, open-plan lounge/dining room and kitchen. The lounge has a feature wood-burning stove and is comfortably furnished with sofas and armchairs. Digital TV with DVD. The dining area has a table and chairs for 8 people. Patio doors lead to the decking and lawned garden area. The modern kitchen is fully equipped and includes electric oven and hob, dish-washer, fridge-freezer, microwave etc.

There is a separate utility room with washing machine and sink. Stairs from the rear of the lounge lead to two further bedrooms. The master bedroom has a double bed and built in wardrobe and glass doors lead to the decked balcony, which is furnished, and a wonderful place to sit and watch the sun go down over the sea. The second bedroom has twin beds and furniture. There is a shower room on this floor with shower cubicle, washbasin and WC.

Please bring your own beach towels. To the front of the property is parking for 2/3 cars. To the rear is a small, enclosed garden with shrubs, palm tree and lawned area with decking and furniture.

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## Perran Steps



## Perranporth



Band: Q • Sleeps: 9/10 • Bedrooms: 4 •  : FRI • Towels: YES •  : YES

Large family house set in a quiet spot just yards from the fantastic 3 miles of golden sands and surf and also the village centre, which has a good selection of shops, including surf wear/hire, supermarkets, bakers, gift shops, etc, as well as pubs and restaurants. This property also has a hot tub!

The accommodation comprises of a fitted kitchen/dining room on the ground floor complete with fridge/freezer, oven, hob, microwave, dishwasher etc. A separate utility room has a washer/dryer. The ground floor family bathroom has a bath, mixer shower, wash-basin & WC. A double bedroom with en-suite shower room & WC is also located on this floor.

The ground floor sitting room is comfortably furnished and offers a large flat-screen, Sky+ television and has patio doors giving access to the rear patio.

A second ground floor bedroom contains a double bed and a single bed and a third bedroom with two single beds. Stairs lead to the very spacious main lounge with lovely views over the village to the sand dunes. This room is comfortably furnished with sofas (one of which is a sofa-bed for extra sleeping) and armchairs, TV with Wii and DVD/Video. The master en-suite double bedroom is on this floor and also enjoys dunes views.

Parking for 5+ cars in the drive-way. A lovely enclosed side garden, with lawn and shrubs and a sunny, sheltered rear patio area, ideal for barbecues! The property is quietly situated, away from traffic.



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## 6 Upper Hill Crest



## Perranporth



Prices From £1,295 - £2,250 per week • Sleeps: 10 • Bedrooms: 5 •  : SAT • Towels: NO •  : YES

Entrance to the property is through a porch which leads to a large, open plan kitchen dining area. The kitchen has everything you need to cater for 10 people comfortably: a large range style oven, American style fridge freezer, microwave, dishwasher etc. There is an additional sink, work surface, cupboards and a washing machine/dryer in a separate utility room. There is a modern dining table and chairs to seat 10. There is also a 5 seat corner sofa and a large wall mounted TV. On this floor there is a bedroom with a double bed and an en suite shower room. There is also a separate toilet on the ground floor. On the first floor is the main living room with seating for 10 people, TV & DVD player and a glass frontage with fantastic views over Perranporth, the park and towards the dunes. There are 2 further bedrooms on this floor both with king size beds.

There is a bathroom with a shower over on this floor also. The fourth and fifth bedrooms are on the second floor. One has a double bed and the other a king sized bed and an en-suite shower room. There is an additional bathroom on the floor with a Jacuzzi bath.

To the front of the property is a large decked area with outside furniture, below this is a car port for 3 or 4 cars. There is a gated path to the side of the property and at the rear is a patio area and washing line. The village centre and beach are only a few minutes walk away where you will find a range of shops, restaurants, pubs, etc.



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## Michaelstow



## Perranporth



Band: P • Sleeps: 7 • Bedrooms: 4 •  : SAT • Towels: NO •  : YES

Michaelstow, Perranporth is a semi-detached, 4 bedroom seaside cottage, full of character and tucked away on a quiet private road just yards from the beach and village amenities.

Entrance into the pretty sun room with panoramic views across the village and sand dunes. The sun room and adjacent separate lounge are comfortably furnished, both equipped with flatscreen TV with Freeview and DVD player. A Playstation and a selection of family DVDs and games are available for guest use. The dining room has a large table with seating for 7 people. There is a separate breakfast room with table and chairs leading into the fitted kitchen with cooker and hob, dishwasher, fridge/freezer and microwave. The utility room has a washing machine and sink. Stairs lead to the first floor and three bedrooms - one double with washbasin, one twin bedded and one single with cabin bed. The family bathroom has a bath and separate WC with washbasin.

A further flight of stairs lead to a spacious second floor double bedroom with views across the beach and village. Michaelstow has lovely enclosed gardens to the front including a decked terrace area with beach views, lawn and a patio with café table and chairs. Steps lead to the rear garden with a further lawned area with mature shrubs and palms, a large decking area with table, parasol and chairs for seven, and sun loungers. There is a washing line and outside tap for hosing down wetsuits and a shed with a selection of beach equipment, wetsuits and surf gear for guest use. Parking is to the front of the property for 2 cars. The coast path is just 2 minutes' walk from the property.


**(Please note that Michaelstow is in an elevated position, with a short but steep incline from the village and beach, with steps and a path leading to the entrance to the property. This may make it unsuitable for those with limited mobility.)**

## Bethan View



## Perranporth



Band: P • Sleeps: 8 • Bedrooms: 4 •  : FRI • Towels: NO •  : YES

The property is a contemporary and spacious house with open plan living, perfect for a family holiday. The ground floor has a spectacular 25ft lounge, which has three sofas, two arm chairs and a large TV with DVD player with two sets of double doors leading to the garden.

The modern kitchen is off the lounge and is equipped with a oven, hob, fridge, freezer, microwave, dishwasher etc and a large dining table with seating for 8. From the kitchen you will find a utility room with a washing machine and a separate toilet.

On the first floor are two double bedrooms both with two single beds and the family bathroom which has a wc, wash hand basin and bath with shower over.

The top floor has two further double bedrooms, both with a double beds. One of these bedrooms has an en-suite with a shower cubicle, wash hand basin and wc and glorious countryside views.

The rear garden is accessed through two sets of french doors via the lounge, there is a patio area as well as lawn, with an outside table, chairs and parasol. To the front of the property is off street parking for two cars.

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## Anchor Farm House



## Perranporth



Band: L • Sleeps: 5 • Bedrooms: 3 •  : SAT • Towels: NO •  : NO

A delightful detached 1890's farmhouse, one of only three dwellings nestled in a secluded location close to the owner's home and just a mile from the beach at Perranporth. Built from local stone, the property offers picturesque views of the neighbouring fields and surrounding countryside.

Inside the spacious rooms of the farmhouse, the rural atmosphere is enhanced by pine ceilings and country furniture. Accessed by a long unmade country lane/bridle path (care should be taken when driving as there are speed-bumps which are not clearly visible), the house enjoys privacy and is a perfect escape from busy, modern life. If you love walks along the cliffs or through the country lanes then this is the place for you. Entrance into tiled hall leads to the cosy lounge, comfortably furnished with sofas and armchairs and a colour television/DVD player. A separate dining room with table and chairs for 5 people and a sofa.

The fully equipped kitchen includes electric cooker, microwave, fridge/ freezer and dishwasher. A separate utility area has a washing machine. Stairs lead to three bedrooms, two with king size beds and furniture and one single bedroom. Bathroom with washbasin, bath & WC.

There is an additional ground floor shower room with shower & WC. Off road parking for 2 cars. Lawned garden and small patio with garden furniture.

**Notes: Sorry, no infants or children under 15. Shops, pubs and restaurants are 20 minutes walk/5-10 minutes drive. Access to property is via 1/4 mile of un-made farm-track and is unsuitable for cars with low ground clearance.**

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## Lambriggan Farm Cottage



## Nr Perranporth



Band: O • Sleeps: 6/8 • Bedrooms: 3 •  : SAT • Towels: NO •  : YES

This charming, Grade 2 Listed cottage is situated in a secluded, rural setting, within a private, landscaped garden and yet only a ten minute drive to the surfing beaches of Perranporth and St. Agnes. The off-road location guarantees peace and quiet, (even during the busiest summer season!) and is an ideal base for those who enjoy leisurely off-road walking, the more strenuous pursuit of cycling or for those who just want to relax and listen to the birdsong! Free Wi-Fi available.

Lovingly restored by the current owners, Lambriggan Farm Cottage retains all of its original architectural features (beamed ceilings, ledge and brace doors, Jacobean style staircase and original sash windows). The wonderfully spacious accommodation comprises: large sitting room with beamed ceiling and feature fireplace with wood burner. Comfortably furnished with lounge furniture. A 2nd sitting room has a sofa, which converts to a double bed for extra sleeping. A well equipped kitchen/dining room and pantry with electric fan

oven, gas hob, microwave, fridge, freezer, washing machine and dishwasher. Dining table and chairs to seat eight. Just off and accessed via a flag stoned porch, is a ground floor, fully tiled wet-room with shower, WC and wash-basin (cold water only). There is also access to the garden through the stable door of the porch. Three bedrooms are on the first floor, 2 double bedded and one twin bedded rooms. The spacious family bathroom has a bath with shower over, WC and wash-basin. The house has full central heating and all rooms enjoy large windows and views over the garden and surrounding countryside.

Access to the Cottage is a short drive down a public bridleway (no traffic!) and dedicated parking is available for 2 cars. The landscaped garden features an ornamental pond (although very shallow, young children should be supervised at all times), raised lawn areas, a seating area with table and its Cornish hedges guarantee seclusion yet are low enough to enjoy the beautiful views of the surrounding landscape



## 1 Lower Hillcrest



## Perranporth



Band: L • Sleeps: 6 • Bedrooms: 3 •  : SAT • Towels: NO •  : YES

This property is next door to 2 Lower Hillcrest which sleeps 8/10 people, could be booked together for groups of up to 14/16. Entrance to the property leads to the hallway where all rooms can be accessed from. The lounge/dining room has a large corner sofa, flat screen TV & DVD player. The dining area has a table and seating for 6. The kitchen is fully equipped with an oven/hob, fridge with freezer compartment, microwave, washing machine, etc. This leads through to a conservatory with additional seating and access to the rear patio. There are 3 bedrooms, two with double beds, one of which has a TV/DVD player (plays DVDs only), and one with 2 single beds. The family bathroom has a bath, separate shower cubicle, wash basin & WC.

All bedding and bed linen is provided but please bring your own towels, alternatively, bath and hand towels can be hired from us when making a booking.



## The Beach Cave



## Perranporth



Band: O • Sleeps: 6 • Bedrooms: 3 •  : FRI • Towels: NO •  : YES

This beautifully presented, 3 bedroom, holiday maisonette is tucked away just off the high street in the heart of Perranporth. Despite having all of the local amenities and the beach within a few metres, it is a peaceful and relaxing place to be if you need some time out!

On the ground floor is the living room and L shaped kitchen dining room. The living room has a flat screen TV and Sky, including Sky Sports. The kitchen is fully equipped with an oven, hob, dishwasher, fridge with freezer compartment etc. There is seating for 6 at the dining table. There is access to a small decked area to the rear of this property where there is a washing line and furniture and is a real sun trap in the afternoon!

Upstairs are 3 bedrooms, 2 with double beds and the other with 2 single beds. There is a large family bathroom with a bath and separate shower cubicle, wash basin and toilet. There is also a separate WC on this floor.

The front of the property has a short pathway that leads onto the high street in Perranporth which has a wide range of shops, pubs, bars and restaurants to suit all tastes. Access to the beach is barely a minute away on foot! Parking is available via a weekly permit to use in the car park at Wheal Leisure which is a couple of minutes flat walk away. One permit is included in the price of your holiday, please let us know your registration number when you book. Please note that a permit does not guarantee a parking space as this is a public 'pay & display' car park.





Band: L • Sleeps: 4 • Bedrooms: 2 •  : SAT • Towels: YES •  : YES

The cottage, which has been refurbished and equipped to a high standard, faces the central lawned area. The spacious accommodation comprises an open-plan ground floor – the fully fitted kitchen area has ceramic-tiled floor, attractive light wood, Shaker-style, units and includes built-in dishwasher, washer/dryer, full size electric oven and hob, microwave, etc. The living area has a solid wood floor and is furnished with quality leather sofa and chairs, wall mounted flat screen digital TV, DVD & Hi-fi. Dining table and chairs for 4 people set in the bay window. Upstairs there are two bedrooms one with a double bed and one with two full size singles. The bathroom has a ceramic tiled floor, white fully tiled walls and white suite comprising bath with electric shower, washbasin, WC and heated towel rail. Private court-yard parking. A large pub/restaurant is located just across the road serving food and

refreshments all day. Two attractions very close by and worth a visit are Healeys Cider Farm – free tasting of cider, mead and jams and lots of interesting farm animals as well as tractor rides around the orchards. Callestick Ice Cream is just along the road and both of these attractions serve food all day. The lovely old world Bolingey Inn is just 1/2 mile away and serves great food and real ales. Perranporth itself has plenty to entertain the visitor. Various water sports with surf lessons and surf hire available, as well as tennis courts fantastic golf course set in the dunes, horse-riding with rides across the beach. The village has a good selection of restaurants, pubs and shops.





## Colston



## Bolingey



Band: M • Sleeps: 6 • Bedrooms: 3 •  : SAT • Towels: NO •  : YES

Situated just a mile from Perranporth this detached, beautifully presented 3 bedroom bungalow, is set in its own grounds in the quiet village of Bolingey, with its 17C inn, serving excellent food and local ales. There are many country walks to enjoy along dedicated footpaths, including one which takes you along the river to the beach.

Entrance hall leads to lounge which is comfortably furnished with two sofas, TV and DVD player. 2 bedrooms on the ground floor – one with double bed, Bedroom 2 has twin beds. A third bedroom on the first floor has a double bed. The bathroom is situated on the ground floor and has a bath, electric shower over, washbasin & WC. Kitchen/dining/living room with comfortable leather sofa and armchair, pine table and bench set to seat 6.

The kitchen is well equipped with hob, cooker, fridge, small freezer, microwave, food processor etc. Door leads to rear porch with washing machine.

To the front of the house is a good size lawned area, which is hedged and gated, so provides a safe play area for children and also a patio area with gas barbecue, tables and chairs and sun-loungers. To the rear is a private patio area with furniture and a chiminea, ideal for summer evening barbe- cues. There is private parking to the front of the property for 2 cars and additional unrestricted parking across the road. The nearest shops are in Perranporth, just a couple of minutes drive away or there is a bus ser- vice close by which serves the village regularly and also to the cathe- dral city of Truro, which is only 7 miles away.

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The Coffee House Perranporth is a pet friendly coffee house right on the high street in Perranporth

Serving Barista coffee and light lunches there is something for all the family!

# PLANET ICE

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## Park View



## Perranporth



Band: Q • Sleeps: 12 • Bedrooms: 6 •  : SAT • Towels: NO •  : YES

A spacious, 6 bedroom semi-detached house - ideal for a large family or two family groups wishing to share. Just a few minutes down hill walk to the beach and village facilities, there are glorious panoramic views over the village, beach, dunes and countryside

Entrance hall leading to lounge, very comfortably furnished with leather sofas (one reclining) and chairs to seat 10, TV/DVD player and a good selection of books. A further lounge/dining room has an armchair and sofa and plenty of toys and games. There is another TV & DVD player in this room and a dining table to seat 10-12. There is also a bedroom with a double bed on the ground floor. The large kitchen is fully fitted with a good range of cupboards and work-tops and includes a range-style, gas oven and hob, microwave and fridge/freezer etc. A pine table and chairs to seat 5-6. Utility room off with washing machine, tumble dryer,

dishwasher and sink unit. Door leads to covered external area and to the rear garden. Also off of the kitchen is a WC with hand-basin and a separate shower cubicle (Ideal for use after returning from the beach or a surf!)

On the first floor there are five bedrooms comprising 2 double bedded, 2 twin-bedded and one bunk-bedded. The three front bedrooms enjoy the panoramic views of the town, beach and dunes. A large family bathroom with bath, separate shower cubicle, wash-basin & WC. To the front of the property is a court yard area with garden furniture and steps lead down to the parking area which is large enough for 3 cars. To the rear of the property is a small lawned area with garden table and chairs.

**\*A well-behaved pet is acceptable.**

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## Poppy Cottage



## St Agnes



Band: M • Sleeps: 6 • Bedrooms: 3 •  : SAT • Towels: YES •  : YES

The accommodation comprises entrance into lounge, with solid wood floor and beamed ceilings. Comfortably furnished with lounge suite, TV and DVD player. Kitchen with slate floor and newly fitted range of white units, has a fridge/freezer, electric oven and hob, microwave, dishwasher, dining table and chairs and washing machine (in the small utility room off). A door leads to the rear garden. Stairs to the first floor and 2 double bedrooms and one twin-bedded (2'6" beds), again, all comfortably furnished. The newly fitted bathroom has a bath with electric shower over, wash-basin & WC.

To the front is a small enclosed garden and to the rear is an enclosed garden with furniture.

There is unrestricted parking on the road outside the cottage. A convenience store, wine bar and pub are all within a couple of minutes walk. Other facilities in the village include butchers, bakers, Post Office, hairdressers, art and craft galleries.

The nearest beach, Trevaunance, is approximately 10 minutes walk away or there is a car park close by.



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## 11 Imperial Court



## Falmouth



Band: L • Sleeps: 4 • Bedrooms: 2 •  : FRI • Towels: YES •  : YES

This beautifully presented, first floor apartment is situated in a quiet area of Falmouth yet only a couple of minutes walk to the Port Pendennis Marina and the town centre and walking distance to the stunning Gyllyngvase Beach.

This spacious apartment has 2 bedrooms, one with 2 single beds and one with a double bed, a balcony with a view of the communal gardens and an en-suite shower room. The family shower room has a large 'double' shower cubicle with a power shower.

The kitchen is fully equipped with a cooker/hob, microwave, dishwasher, a washing machine, fridge, freezer, etc. The large lounge/dining room has a dining table and 4 chairs, 2 sofas and 2 arm chairs. There is a flat screen TV, a DVD player and WIFI is also included. It is also fully double glazed with gas central heating and water making it an ideal property for holidaying all year round!

There is parking for 1 car and communal gardens for residents to enjoy. Falmouth town centre is only a couple of minutes walk away where you will find many shops, restaurants, bars and galleries. Port Pendennis Marina is the home of The National Maritime Museum Cornwall and also Events Square, here you will find there is always something going on!



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## Church View



## Constantine (Nr Falmouth)



Band: L • Sleeps: 5 • Bedrooms: 3 •  : FRI • Towels: YES •  : YES

The Lounge/dining room is spacious with 2 large (3 seater) sofas, TV, DVD player and sound system. There is a dining table which can seat 6 people. Off of the lounge/dining room is the conservatory with additional seating and spectacular views of the garden and countryside beyond. There is also access to the garden from here via an area of decking. The kitchen is fully equipped with a cooker, hob, microwave, washing machine, fridge (with freezer compartment), etc.

There is a family bathroom which has a bath with mixer shower, wash basin and W/C. There is also a separate toilet.

There are 3 bedrooms, one with a king size bed and views of the garden, one with a double bed with countryside views, and one with a single bed.

At the front of the property there is ample parking for 2 or 3 cars. There is a patio area with outside seating and a washing line.

To the rear of the property is a large garden laid to lawn with mature plants and flower beds. This tranquil setting is perfect to just relax and enjoy the scenery and wildlife, a delight for bird watchers! There is also direct access from the garden to footpaths across the countryside.

This area is paradise for walkers as there are many other footpaths from the village to surrounding areas such as The Helford River where there are many hidden creeks and empty beaches lined with ancient oak woodland. The village of Constantine itself has good amenities including a village store, a pub and a superb off licence, famous for its rare collectors' whiskies!

Falmouth is a short drive away and a trip here is essential! You will find many shops, restaurants, bars and galleries. Port Pendennis Marina is the home of The National Maritime Museum Cornwall and also Events Square where you will find there is always something going on!



## Laroda



## Perranporth



Band: O • Sleeps: 6/8 • Bedrooms: 3 •  : FRI • Towels: NO •  : YES

Laroda is situated just a couple of minutes walk away from the high street in Perranporth and its famous 3 miles of golden sands, an ideal property for a family holiday! Having undergone extensive renovations over the last 2 years, it is beautifully presented and finished to a very high standard. A well behaved pet is accepted.

The entrance hall to Laroda joins with the landing upstairs. Here is the master bedroom with a double bed and en suite shower room and views of the dunes and golf course. Downstairs has an open plan living dining area with a large dining table to seat up to 8 people. The lounge has 2 sofas (one of which is a sofa bed which can be used for families of 7 or 8 people), an arm chair, a flat screen TV, DVD player and WiFi. The kitchen is fully fitted with everything you need on a family holiday, including a fridge/freezer, a dishwasher, oven and

hob, microwave, etc. There is also a washing machine and tumble dryer in a separate utility room. There are 2 bedrooms downstairs, one with a double bed and one with full size bunk beds. The main bathroom has a bath with shower over, toilet and wash basin. All electricity and bed linen is provided but please bring your own towels, alternatively, they can be hired from us when you book.

Visit our website for more information [www.akholidays.co.uk](http://www.akholidays.co.uk)

## Engellie



## Perranporth



Band: L • Sleeps: 4 • Bedrooms: 2 •  : SAT • Towels: YES •  : YES

This cosy and attractively renovated semi-detached cottage is situated just a short walk to the magnificent beach and village amenities of Perranporth yet its location is a very quiet area just two minute walk from open countryside. Engellie is ideally situated for a relaxing family holiday or for guests looking for a romantic bolthole on the North Cornish coast and is available to book all year round

Front entrance into the cosy lounge with beamed ceilings and a log burner set into a feature fireplace. There are two 2-seater sofas, a small television with a DVD player and a drop leaf dining table which is hinged up to the wall for easy storage, supplied with four chairs. The kitchen is fully equipped with an electric cooker, microwave, fridge with a small freezer compartment and a washing machine in the utility area. On the ground floor is a fully tiled shower

room with hand basin and WC, supplied with a heated towel rail. Upstairs are two bedrooms that are furnished and equipped to a high standard. Bedroom one has a king-size bed (5ft) and bedroom two has twin Beds (3ft). All bed linen and bath towels are provided but please bring your own beach towels.

There is a small enclosed decking area to the rear. To the side of the cottage there is a lockable alleyway, an ideal area to store bikes and surf boards. There is parking to the front of the property for 2 cars.



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### 3 Penvenen, Atlantic Bay



Band: F • Sleeps: 4 • Bedrooms: 2 • : SAT • Towels: NO • : NO

Entrance into the open plan kitchen/dining/living room. The new kitchen is fully fitted with a range of units and includes a full size cooker, fridge, microwave, washing machine, etc. dining table and chairs for 4 people. The living room, which enjoys dunes views, is furnished with a beautiful large, leather corner settee and has a flat screen TV with Freeview and DVD.

The modern bathroom has a bath with shower over wash-basin & WC. One double bedded room - again with dunes views - and one twin.

**\*Electricity is via a key meter.**

### 4 Penvenen, Atlantic Bay



Band: F • Sleeps: 5 • Bedrooms: 2 • : SAT • Towels: NO • : NO

Entrance into the open plan kitchen/dining/living room. The modern kitchen is fully fitted with a range of units and includes a full size cooker, fridge, microwave, washing machine, etc. dining table and chairs for 4 people. The living room, which enjoys dunes views, is furnished with a leather sofa and 2 arm chairs and has a flat screen TV with Freeview and DVD.

The modern shower room has a shower, wash-basin & WC.

One double bedded room - again with dunes views - The second bedroom has a bunk bed and one single bed in the room.

**\*Electricity is via a key meter.**

## 7 Penhale, Atlantic Bay



Band: F • Sleeps: 4 • Bedrooms: 2 • : SAT • Towels: NO • : NO

This ground floor apartment is stylishly furnished and well equipped. The modern kitchen is fully equipped with a range of units and work-tops, cooker, fridge, washing machine, microwave, etc. Lounge/dining room with dining table/chairs and comfortable leather corner unit sofa. Wall mounted TV/DVD. One double and one twin bedded bedrooms with furniture. The modern shower room is beautifully tiled, with electric corner shower, washbasin & WC. Wall mounted heaters, if required.

**\*Electricity is via a key meter.**

## 8 Penhale, Atlantic Bay



Band: F • Sleeps: 4/6 • Bedrooms: 2 • : SAT • Towels: NO • : NO

Entrance into the open plan kitchen/dining/living room. The new kitchen is fully fitted with a range of units and includes a full size cooker, fridge, microwave, washing machine, etc. dining table and chairs for 4 people. The living room, is furnished with a 2 leather sofa's and has a flat screen TV with Freeview and DVD.

The modern shower room has a shower, wash-basin & WC. One double bedded room - and one twin.

**\*Electricity is via a key meter.**

Find us on Facebook





## 5 Ventonvaise, Atlantic Bay



Band: F • Sleeps: 4 • Bedrooms: 2 • : SAT • Towels: NO • : YES

Entrance into the open plan kitchen/dining/living room. The modern kitchen is fully fitted with a range of units and includes a full size cooker, fridge, microwave, washing machine, etc. dining table and chairs for 4 people. The living room, which enjoys sea views, is furnished with 2 leather sofa's and has a wall mounted TV with Freeview and DVD.

The bathroom has a bath with shower over, wash-basin & WC.

One double bedded room - again with sea views - and one twin bedded room. This property now has WIFI

**\*Electricity is via a key meter.**

## Springtide Caravans (1,2,3,4) Perranporth



Band: G • Sleeps: 4/6 • Bedrooms: 2 • : SAT • Towels: NO • : NO

These caravans are set in their own enclosure, in an idyllic valley location on the Perranporth Camping & Touring Park and are only 5/10 minutes walk to the glorious sandy beach and village of Perranporth. The caravans represent excellent value for money for a great family holiday. All our properties are non smoking.

The accommodation comprises; One double bedded and one twin-bedded bedrooms. Spacious lounge/diner with settee which converts to double bed. Remote control colour TV, gas fire, dining table & stools. A fully equipped kitchen, full size gas cooker and fridge. Shower room with shower, WC and washbasin. There is a private decking area around No.1 with patio furniture. Please bring your own towels, or alternatively they can be ordered during the booking process.

**\*A well behaved pet is allowed in No.4. All our properties are non smoking. \*Bed linen, gas and electricity included.**



## Little Magpie



## Perranporth



Band: C • Sleeps: 2/4 • Bedrooms: 1 •  : FRI • Towels: NO •  : NO

1 Bedroom Apartment, tucked away in a quiet residential area of Perran-porth and yet only a minutes walk to the 3 miles of golden, sandy beach and the village with its variety of shops, restaurants, pubs, etc.

The accommodation comprises; entrance leads into the kitchen, which is well equipped with fridge/freezer, microwave, full size cooker, etc. The Lounge/Dining room is comfortably furnished with 2 sofas (which can be converted to provide extra sleeping if required), TV with DVD, Hi-fi and dining table and chairs to seat 4. Sliding patio doors lead to the private front garden area which can be used by guests. Stairs lead to the large, sunny bedroom with double-bed and walk-in wardrobe with shelves and hanging space. En-suite shower room with shower, washbasin & WC. Bed Linen, electricity and central heating, if required, included. Please bring your own towels, or

alternatively they can be hired from us during the booking process. All our properties are non smoking.

Outside is a rear patio area with garden furniture for the exclusive use of guests. Private parking for one car. Perranporth village centre has a wide range of pubs, bars, restaurants and shop all of which are a couple of minutes level walk away, as is Perranporth's famous 3 miles of golden sands!



Visit our website for more information [www.akholidays.co.uk](http://www.akholidays.co.uk)

## Perran Sands, Haven Holidays - Chalets 151, 130 , 74



Chalet 151



Chalet 130



Chalet 151



Chalet 130



Chalet 74



Chalet 74



Band: J • Sleeps: 4/6 • Bedrooms: 2 •  : SAT • Towels: NO •  : NO

For an excellent, fun-filled holiday, try one of our privately owned chalets or caravans on this popular holiday park. Set in over 500 acres of beautiful sand dunes that extend to the beach and sea, the park has its own pathway down to the lifeguarded beach, which offers beach hire and café take-away service.

Perranporth is within easy reach, being just a few minutes drive down-hill from the park (there is also a public footpath across the dunes) and offer a wide range of shops, restaurants, pubs, tennis courts, boating lake, children's park, etc.

Short breaks at special Low Season prices always available outside of the school holidays for as little as £195! Call us for details.

### Some of the parks many facilities include:

- Indoor heated fun pool and flume
- Outdoor heated fun pool (seasonal)
- Entertainment complex
- Kids and teenagers clubs
- Bingo
- Mini golf
- Pool tables
- And many more....

**\*Please note the entertainment passes are required for the pools and clubs and are not included in the price of your holiday. These must be purchased from Haven reception on your arrival or at any time throughout your stay.**

**\* Pets are welcome in Chalets 74 and 130**



Band: O • Sleeps: 6 • Bedrooms: 3 • : SAT • Towels: NO • : NO

This superb, privately owned, 3 bedroom, 'platinum' caravan is situated on the very popular Haven holiday site at Perran Sands. Despite being tucked away in a quiet corner of the site surrounded by sand dunes, you are only a couple of minutes walk away from all of the entertainment Haven has to offer. Being only 2 years old, this caravan has all the mod cons you would expect in a house, double glazing, gas central heating and furnished to a high standard, making this accommodation perfect for your family holiday. The kitchen is fully equipped with a large integrated fridge and freezer, oven, microwave, etc. The dining table can seat up to 8. In the lounge area there is seating for 8, a flat screen TV, DVD player, TV recorder and a Bluetooth speaker to connect your own devices to. There are 3 bedrooms, 2 have twin beds and 1 has a double bed. There is a good sized bathroom and a separate WC.



Band: K • Sleeps: 6 • Bedrooms: 3 • : SAT • Towels: NO • : NO

Perran View holiday park is an ideal place for you to escape everyday life and have a break. The kids can burn off energy playing tennis, football, volleyball, badminton and crazy golf while you can recharge your batteries with a dip in the pool followed by a relax in the sauna. Come the evening, get your glad rags on and visit 'Talk of the West' a venue which has been entertaining families since the 60s when the likes of Bob Monkhouse, Diana Dors, Tommy Cooper and Roy Orbison once performed. One thing's for sure, you'll sleep well after all that!

Just two miles down the road is the fantastic Perranporth beach, possibly the best in Cornwall with its three miles of golden sands. There are hundreds of rock pools to search for creatures as well as the tidal pool at Chapel Rock.

## AK Holidays Price Tariff 2017

TARIFF	2017												
		Easter		Whitsun						Half Term		Xmas/N.Yr	
BAND	7th January - 8th April	8th April - 22nd April	22nd April - 27th May	27th May - 3rd June	3rd June - 24th June	24th June - 22nd July	22nd July - 2nd September	2nd September - 23rd September	23rd September - 21st October	21st October - 28th October	28th October - 23rd December	23rd December - 6th January	BAND
B	£200	£220	£215	£330	£275	£350	£460	£275	£235	£270	£230	£360	B
C	£210	£275	£270	£400	£310	£450	£545	£325	£275	£290	£265	£400	C
D	£240	£285	£265	£430	£325	£475	£590	£345	£275	£330	£285	£305	D
E	£255	£305	£275	£450	£355	£485	£620	£415	£325	£350	£275	£470	E
F	£275	£320	£295	£545	£450	£610	£725	£470	£390	£390	£325	£515	F
G	n/a	£290	£280	£415	£345	£460	£590	£340	£330	n/a	n/a	n/a	G
H	£285	£345	£325	£545	£410	£565	£735	£525	£390	£390	£325	£515	H
I	£285	£390	£345	£555	£475	£580	£785	£565	£450	£415	£345	£540	I
J	n/a	£250	£300	£450	£335	£440	£695	£305	£265	£275	n/a	n/a	J
K	£300	£395	£380	£560	£480	£595	£865	£385	£330	£395	£345	£585	K
L	£380	£495	£450	£635	£525	£665	£950	£605	£495	£505	£380	£650	L
M	£410	£575	£540	£750	£650	£865	£1,050	£650	£540	£540	£415	£730	M
O	£525	£735	£580	£865	£725	£910	£1,230	£730	£675	£695	£560	£840	O
P	£550	£820	£695	£1,100	£925	£1,070	£1,590	£850	£825	£860	£650	£1,020	P
Q	£660	£935	£805	£1,120	£1,045	£1,165	£1,715	£955	£930	£955	£765	£1,165	Q
S	£895	£1,270	£1,070	£1,595	£1,295	£1,595	£1,950	£1,070	£1,030	£1,295	£885	£1,545	S
T	£1,150	£1,620	£1,350	£1,975	£1,650	£1,995	£2,495	£1,345	£1,295	£1,595	£1,125	£1,945	T
	8	9	10	11	12	13	14	15	16	17	18	19	
Please Note: the dates given are for Saturday bookings - for Friday bookings please refer to the closest Saturday start date.													

Please note that due to an ever expanding portfolio of properties we do not advertise them all in our brochure. If you can't find a property that suits your budget, please take a look at our website [www.akholidays.co.uk](http://www.akholidays.co.uk) or call the office on 01872 571575 where one of our staff will be happy to help.



## Terms & Conditions

1. GENERAL. A.K. Holidays, 'the Agents', act only for the owners of the property, 'the Owners'. Clients applying to rent property are referred to as 'the Applicants' until such time as they take up residence when they are referred to as 'the Tenants'.
2. DEPOSIT. Bookings will only be accepted in writing on the Agent's official booking form and, providing the booking is made at least twenty- eight days before the tenancy is due to start, is to be accompanied by a deposit of one-third of the rent plus the administration fee. If a booking is made less than twenty-eight days before arrival, the full rent plus any additional charges and the administration fee, is due at the time of booking. In the event of a booking not being accepted by the Agents, all monies paid will be refunded immediately.
3. FINAL PAYMENT. Once the booking form is received and accepted by the Agents, the Applicants are liable for the payment of the balance of rent, plus any additional charges, four weeks before the start of the tenancy. Applicants residing abroad are required to send the final payment  
six weeks in advance. Non-payment by the due date will be treated as a cancellation and the Agents may re-let the property without reference to the Applicants, who remain liable for payment of the full amount, although credit will be given for any rents received as a result of the re-letting, less the Agent's expenses.
4. CHANGING BOOKINGS. Once a booking has been accepted by the Agents, the booking can only be changed to another property by treating the original booking as a cancellation (see paragraph 5 below). The holiday dates may be changed providing the property is available for the new dates and the Owner is agreeable to the change. In either event, a £10 re-booking fee is payable.
5. CANCELLATION. In the event that the tenants wish to cancel a booking, they must notify the agency immediately and they remain liable for any balance of rent outstanding. However, the Agents will endeavour to re-let the property and, if successful, will normally refund the balance of the rent after deduction of an administration charge of £20, plus any expenses incurred in re-letting. The expenses charged for re-letting will be at the discretion of the Agents. We strongly recommend that Holiday Cancellation Insurance be taken out and details of a Tourist Board recommended broker can be sent to you by request.
6. PRICES CHARGED. The Agents reserve the right to amend prices quoted in the brochure due to errors or omissions.
7. METHOD OF PAYMENT. Payments can be made by debit or credit card on our website or by phone on 01872 571575. To pay via bank transfer, please call us for our bank details. Unfortunately, we are no longer able to accept cheques
8. OVERSEAS BOOKING. Applicants resident abroad may pay by cheque, but must allow an additional two weeks when sending the final payment (six weeks in advance). Cheques should be made payable in sterling. A supplementary charge of £15 is payable on all overseas bookings.
9. TENANT'S OBLIGATIONS. The Tenants agree:
  - a) To pay for all gas, electricity, fuel and telephone charges incurred during the tenancy, where such charges are not specified in the rent.
  - b) To pay for any losses or damages to the property, however caused (reasonable wear and tear excluded) unless the cost of making good such loss or damage can be fully recovered under any householder's insurance policy, maintained by the Owners.
  - c) To take good care of the property and leave it in a clean and tidy condition at the end of the tenancy.
  - d) To permit the Owners and Agents reasonable access to the property.
  - e) Not to part with possession of the property, or share it, except with members of the party shown on the booking form.
  - f) Not to cause an annoyance or become a nuisance to tenants or occupants of adjoining premises.
  - g) Not to exceed the total number of party stated on booking form and in any event not to exceed the maximum capacity for property booked.
  - h) A £100 Security Deposit is taken on all bookings from band A to O and £200 on all other properties and refunded at the end of the holiday once the property has been inspected and the Agent is satisfied that the Tenants obligations (above) have been complied with.
10. NON-AVAILABILITY OF PROPERTY. If, for any reason beyond the Owner's control (e.g. fire damage) the property is not available on the date booked, all rent paid in advance will be refunded in full, but the Applicants shall have no further claim against the Owners or the Agents.
11. DESCRIPTION OF PROPERTY. The Agents give no guarantee as to the state of condition of the property and whilst every effort is made to ensure the accuracy of the description in their brochure, the Agents can accept no liability for inaccuracies in these particulars, nor can they accept any responsibility or be liable for any loss or damage resulting from information given or statements made. The Agents will not be liable for any act, neglect or default on the part of the Owners or other persons, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Tenants or any other person may suffer or incur, arising out of, or in any way connected with the letting, or resulting from any other cause whatsoever.
12. COMPLAINTS. Complaints must be taken up with the Agents during the tenancy and the Agency must be notified immediately so that on-the-spot investigation can be made if necessary. Under no circumstances will compensation be made for complaints raised after the tenancy has ended.
13. PETS. Pets are only permitted with prior consent of the Agents or Owners and when permitted, are to be kept under control and exercised off the premises. A small weekly charge will be made for each pet.
14. THE TENANCY. This contract confers upon the tenant the right to occupy only for holiday purposes within the meaning of Para 9, Schedule 1 of the Housing Act 1988.
15. BREACH OF CONTRACT. If there shall be a breach of any of these conditions the Owners or Agents may re- enter the property and terminate the tenancy without prejudice to the other rights and remedies of the Owners. The contract is deemed to have been made at  
Perranporth and the proper law of contract is English.
16. AUTHORITY TO SIGN. The person who signs the booking form certifies that he or she is authorised to agree these booking conditions on behalf of all persons included on the booking form, including those substituted or added at a later date. The signatory must be a member of the party occupying the property.
17. PREVIOUS BROCHURES. This brochure and these booking conditions cancel all previous issues.
18. DISCREPANCIES. In case of any discrepancy between these booking conditions and any other content of the brochure, or implied in any correspondence, these conditions prevail.

# Things to do in Perranporth

Perranporth is set across three miles of golden sands and is famous for its surf, stunning coastal footpath that boasts beautiful views and being the only beach in the UK with a bar on it! All this and only seven miles away from the cathedral city of Truro makes it an accessible town with everything that's great about Cornwall. You can spend the day surfing, sunbathing, playing golf or even riding horses on the beach, whatever floats your boat – which reminds us, there's even a boating lake for when the open sea becomes too much!



**Beaches** – Perranporth is a beach that stretches to three miles when the tide goes out, from Droskyn Point all the way down to Penhale Sands where you'll find rock pools to search for little creatures and even a tidal pool at Chapel Rock. Dogs are allowed on the beach between 10am and 5pm provided they are on a lead. Polly Joke Beach is another beach where dogs are allowed and it's two beaches up from Perranporth and one down from Crantock. It's a little out the way and doesn't boast many facilities but if you want a nice beach that's less crowded then Polly Joke is the one! Holywell Bay sits snugly between Perranporth and Polly Joke and six miles west of Newquay. The beach is three miles long, dog friendly and has disabled facilities and access.

**Coastal Walks** – All around Cornwall you'll find amazing coastal walks that can go on for as long or as little as you like. The South West Coast Path runs around the whole of the county, and you can pick it up in Perranporth and enjoy a scenic walk to St Agnes of 3.5 miles. As well as the natural beauty of the coastline you get the added bonus of experiencing Cornwall's mining heritage, birdlife and wild flowers. For an easier walk, try Perran Sands to Perranporth, a similar distance but with easier terrain. For more on the South West Coast Path .

**Droskyn Sundial** – This is a great spot to catch a sunset whilst also checking out a bit of manmade beauty too. The clock sits next to some amphitheatre style seats, ideal for taking up some fish and chips and a drink and taking in the beautiful sunset that the Atlantic has to offer!

## Activities

There's a wealth of activities to choose from in and around Perranporth, perfect for all you sporty types out there! **Perranporth Surf School** is a great place to start if you want to fully immerse yourself into the Cornish culture. The larger your group, the cheaper the cost is per person. **Reen Manor** offer a host of horse rides and treks including a two hour beach trek across the dunes and the beach of Perranporth. If you prefer something not so high-octane then **Perran Tennis Club** boasts six grass courts and three floodlit hard courts. Drop down another level on the octane-chart and enjoy **Perranporth Golf Club**, one of Cornwall's finest golf courses with fantastic panoramic views of the coast. Head slightly further afield and down the coast to St Agnes for **Koru Kayaking**. Kayak trips range from two hours to full days where you'll take in some of the amazing sites that the Cornish coastline has to offer.



## *The Coffee House*

The Coffee House is situated at the end of the high street in Perranporth. We are open daily serving barista coffee, cakes, & hot and cold food.



# *Around Kernow Holidays*

5 Boscawen Road  
Perranporth  
Cornwall  
TR6 0EW

Tel: 01872 571575  
[info@akholidays.co.uk](mailto:info@akholidays.co.uk)  
[www.akholidays.co.uk](http://www.akholidays.co.uk)



**Book online or call**  
**01872 571575**