

NEWQUAY PROPERTY CENTRE



PERFECT FAMILY HOME! SUPERB EXTENDED AND REFURBISHED HOME IN THE CHARMING, HIGHLY SOUGHT-AFTER VILLAGE OF ST MAWGAN. BEAUTIFUL ACCOMMODATION INCLUDING 4 BEDROOMS, WOW FACTOR OPEN PLAN LIVING SPACES, GARAGE, PARKING AND PRIVATE GARDENS BACKING ONTO OPEN WOODLAND.



16 Lanherne Avenue, St. Mawgan, Newquay,
TR8 4EL

£435,000
Freehold

our ref: CNN9108

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Modern
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: D
- Council tax band: C
- ALL MAIN SERVICES
- IMPRESSIVE EXTENDED REFURBISHED HOME
- WOW-FACTOR OPEN PLAN LIVING
- BESPOKE MASTER BEDROOM WITH BALCONY
- SPACIOUS UTILITY ROOM
- TRANQUIL REAR GARDEN WITH POND
- STUNNING WOODLAND VIEWS
- OFF-STREET PARKING & GARAGE
- CHARMING VILLAGE LOCATION
- OIL-FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING



OWNERSAYS...

"I love my home and always have, particularly having completed all these works over the years, but my children are older, and I don't need as much space, so the time's right for me to downsize."



CONSIDER THIS...

WHAT WE LOVE: Don't miss the chance to make 16 Lanherne Avenue your forever family home, offering the perfect combination of contemporary living and idyllic village charm. Contact us now to schedule a viewing and experience the wonder of this extraordinary property for yourself.

MOREDETAIL...

SUMMARY: Welcome to 16 Lanherne Avenue, nestled in the charming and highly sought-after village of St Mawgan. This exquisite family home is situated at the end of a small, friendly cul-de-sac, making it the perfect retreat for a growing family.

As you approach the home, you'll be immediately impressed by the extended accommodation, adding to its overall curb appeal. Step up to the front entrance, and you'll find yourself in a spacious hallway with stairs leading to the first floor.

The ground floor is where the magic happens - prepare to be wowed by the open-plan living spaces that truly make this property a 21st-century family haven. The lounge, diner, kitchen, and family snug flow seamlessly from the front to the back of the home, creating a vast yet cohesive space.

The lounge area is flooded with natural light from a large front-facing window, offering picturesque street scene views. Move into the dining area, where there's plenty of space for a large family table and internal bi-folding doors that allow you to separate it from the snug area of the kitchen/breakfast space. The snug serves as a cosy secondary living space, with patio doors leading to the rear garden that offers stunning green views over the woodland backdrop.

The kitchen is a chef's dream, featuring fully fitted high gloss white units and elegant walnut-style work surfaces. Integrated appliances, including an eye-level double oven and hob, make cooking a breeze. There's even a breakfast bar and additional space for a table, perfect for busy families to enjoy meals together.

Adjacent to the kitchen, you'll discover a highly desirable and impressively spacious utility room with matching units and plumbing for a washing machine. A ground floor double shower suite adds convenience to this already exceptional home.

On the first floor, you'll find four bedrooms, including three generous doubles and a good-sized single room. The highlight of the first floor is the main bedroom, which is part of the extended section of the home. It boasts a bespoke design with an impressive, vaulted ceiling and a fabulous Juliet balcony, allowing you to enjoy the breathtaking rear woodland views.

Completing the first-floor accommodation is the beautifully appointed main family bathroom, featuring a modern white suite and a separate shower.

Throughout the home, you'll enjoy the comfort of oil-fired central heating and UPVC double glazing, ensuring a cozy and energy-efficient environment.

Outside, the front of the property offers off-street parking for two to three cars and convenient access to the garage, which can also be reached from the rear garden.

Speaking of the rear garden, it's a tranquil and private oasis where you can unwind and relax. With its lush lawn, inviting decked areas, and a soothing pond, it's the perfect place to enjoy a refreshing drink while listening to the gentle rustle of the wind through the trees or the serene sounds of nature - pure bliss!



THELOCATION...

LOCATION: St Mawgan (Mawgan in Pydar) is a village and parish situated approximately four miles North of the catchment town of Newquay. The nearby neighbouring village of Mawgan Porth has a large family friendly golden sand beach that has achieved the highest UK standard for bathing water quality. Surrounded on two sides by rugged coastline that meets the Southwest coastal path. It is often regarded as one of the best beaches in not only Cornwall, but also the UK.

St Mawgan has to be one of the prettiest villages locally and as such one of the most in demand. Nestled in the wooded Lanherne Valley with the River Menalhyl running through it. The thriving community centres around the picturesque village green, 13th century church, Ofsted outstanding Mawgan-in-Pydar primary school, village store/post office and the amazing Falcon Inn; a traditional village pub serving hearty meals, many guest ales and having a beautiful beer garden for all the family to enjoy. The property is conveniently positioned within a short downhill walk to the village centre.

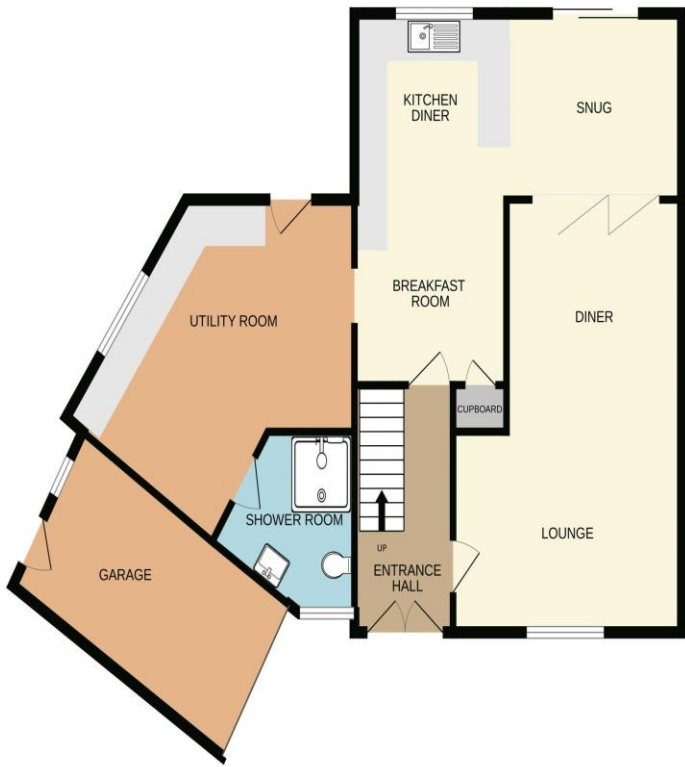
St Mawgan is perhaps best known as the home of the nearby Newquay Cornwall Airport offering flights to a variety of National and International destinations including daily flights to London. For added convenience the major towns of Newquay, Wadebridge, Padstow, St Austell and the Cathedral City of Truro are all easily accessible by car within four to twenty miles.



THE FLOORPLAN...

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Hall and Stairs

11' 7" x 6' 0" (3.53m x 1.83m)

Open Plan Kitchen/Diner/Snug

19' 10" x 19' 4" (6.04m x 5.89m)

Lounge/Diner

20' 11" x 14' 5" x 11' 4"

Utility room

10' 5" x 11' 2" (5.01m x 4.34m)

Conservatory

11' 1" x 10' 0" (3.38m x 3.05m)

Ground Floor Double Shower Suite

8' 7" x 8' 6" (2.61m x 2.59m)

Ground Floor Shower Room

8' 7" x 8' 6" (2.61m x 2.59m)

First Floor Landing

Main Bedroom with Juliet Balcony

16' 6" x 9' 5" (5.03m x 2.87m)

Family Bathroom/Shower

Bedroom 2

11' 8" x 10' 6" (3.55m x 3.20m) plus double wardrobe

Bedroom 3

Bedroom 4

8' 11" x 7' 7" (2.72m x 2.31m) plus wardrobe

Garage

17' 0" x 8' 3" (5.18m x 2.51m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.