

# NEWQUAY PROPERTY CENTRE



A GORGEOUS PARK HOME WITHIN THE POPULAR DEVELOPMENT OF FIR HILL PARK. A 42FT X 20FT UNIT BUILT BY PATHFINDER TO 'THE LIGHTHOUSE' DESIGN. NEW IN 2021. IN STUNNING CONDITION THROUGHOUT, LIKE NEW!



6 Palm Way, Fir Hill Park, Trebarber,  
Newquay, TR8 4UR

£245,000  
Leasehold

our ref: CNN9626

01637 875161

# IN BRIEF...

- Type: Park Home
- Style: Detached
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 2
- EPC: N/A
- Council tax band: B
- MAIN SERVICES: ELECTRIC, WATER AND DRAINAGE
- STUNNING LUXURY PARK HOME
- 42 X 20FT UNIT
- 'PATHFINDER' 'LIGHTHOUSE' DESIGN
- FULLY RESIDENTIAL DEVELOPMENT
- STUNNING SOUTH FACING GARDEN
- GOOD SIZED PLOT WITH PARKING & GARDENS
- ARGUABLY THE FINEST PARK LOCALLY
- OVER 45'S ONLY
- PETS ARE PERMITTED



## OWNERSAYS...

“VENDOR SAYS: We have loved living here, it has been a fantastic home and will be sad to leave. The property is so modern, easy to live in and low cost to run. ”



## CONSIDER THIS...

WHAT WE LOVE: We love the position within the park, elevated at the top of the park it is more private with stunning views towards countryside! There are many residential parks that serve the Newquay locality, but Fir Hill Park, in our opinion, has to be the best of the best. Being a brand new park the units are true luxury and class.

## MOREDETAIL...

**SUMMARY:** Nestled within the picturesque Fir Hill Park, this two bedroom park home is a true gem offering a wonderful combination of contemporary design and comfort. Built in early 2021 by the esteemed Pathfinder, the property showcases the 'The Lighthouse' design, promising modern and spacious living spaces for you to create cherished memories.

As you step into the home, you'll be greeted by a bright and welcoming main living and dining area, thoughtfully designed as an open-plan space. This expansive room is perfect for accommodating family-sized furniture and opens up to a south-facing terraced balcony, allowing you to enjoy the beauty of the outdoors while basking in natural sunlight. Adding to the cozy ambiance, a wall-mounted electric fireplace provides an inviting focal point.

The kitchen is a dream, meticulously maintained and equipped with a range of wall and base units topped with stylish grey worktops. Its high-end features include a fitted eye-level oven, gas hob with extractor hood, sink and drainer unit, as well as integrated slimline dishwasher and fridge freezer. The kitchen flows seamlessly into a utility area, where you can conveniently house your washing machine and tumble dryer, and it also includes a cupboard housing the gas combi boiler and additional storage space. The utility area boasts a secondary external entrance, adding practicality to daily living.

This lovely park home offers two generously sized double bedrooms, both designed to provide utmost comfort. The master bedroom presents the luxury of a walk-in wardrobe, ensuring ample storage for your belongings. Moreover, the master ensuite is beautifully appointed, featuring a corner shower unit, vanity sink unit with storage, and a low-level W/C. The second bedroom also boasts built-in wardrobes, adding to the home's overall functionality.

Maintaining the property's immaculate standards, the family bathroom is tastefully designed with a panelled bath and a shower, complemented by a low-level W/C, pedestal wash hand basin with storage, and a wall-mounted heated towel rail.

Externally, you'll be captivated by the stunning south-facing veranda/balcony that offers breathtaking views of the surrounding countryside, making it the perfect spot for relaxation and entertaining. To the rear of the property, a small lawned area and driveway provide convenient parking space for two cars, adding to the ease of daily living.

Fir Hill Park is a fully residential site where persons of 45 years and over can live as their main full-time residence. Pets are permitted. The Ground Rent stands at £160 per calendar month ongoing and the Water Rates are £20 per calendar month. Viewing is essential.

In summary, this two-bedroom park home in Palm Way, Fir Hill Park, is a true masterpiece. From its modern and spacious interior to its idyllic outdoor spaces and stunning views, this property is an ideal sanctuary for those seeking a tranquil and comfortable lifestyle. Don't miss the opportunity to make this wonderful park home yours! Contact us for a viewing today.



## THELOCATION...

**LOCATION:** Fir Hill Park is Newquay's newest fully residential luxury park home development. Nestled in a quiet semi-rural position surrounded by open country views, just a few miles out from Newquay. A stunning gated community of only 40 residential homes positioned on great size plots with beautifully manicured grounds and stunning surrounding views.

Trebarber is situated East of Newquay and not too far by car from St Columb Minor. Within St Columb Minor and the wider town of Newquay you will find great amenities, stunning coastline with something to suit all ages.





FLOOR PLAN CURRENTLY BEING COMPILED

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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...

### Living Room

22' 3" x 18' 8" (6.78m x 5.69m)

### Kitchen

9' 1" x 7' 2" (2.77m x 2.18m)

### Utility room

7' 5" x 4' 8" (2.26m x 1.42m)

### Bedroom 1

9' 9" x 9' 1" (2.97m x 2.77m)

### Walk in Wardrobe

5' 4" x 4' 9" (1.62m x 1.45m)

### Bedroom 2

11' 6" x 9' 2" (3.50m x 2.79m)

### Bathroom

7' 3" x 5' 2" (2.21m x 1.57m)

## MORE INFO...

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web: [www.newquaypropertycentre.co.uk](http://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.