

NEWQUAY PROPERTY CENTRE



A DELIGHTFUL 3 BEDROOM SEMI DETACHED FAMILY HOME IN THE CHARMING MUCH SOUGHT AFTER ST MAWGAN VILLAGE, WITH GORGEOUS GARDENS, STUNNING WOODLAND BACKDROP, LARGE GARAGE, PARKING AND NEAR ENDLESS SCOPE TO EXTEND IF DESIRED – WONDERFUL PROPERTY!



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

£345,000
Freehold

our ref: CNN9677

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: F
- Council tax band: C
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- LOVELY THREE BEDROOM SEMI DETACHED HOUSE
- CHARMING VILLAGE LOCATION
- POTENTIAL FOR EXTENSION/RENOVATION
- LARGE PLOT WITH MATURE GARDENS
- SERENE WOODLAND VIEWS
- SPACIOUS OPEN-PLAN LIVING AREA
- OFF-STREET PARKING & LARGE GARAGE
- PRIVATE ENCLOSED REAR GARDEN



OWNERSAYS...

“We absolutely love this home, we’ve enjoyed so many cherished memories here as a family, it will be very sad to leave the house, the neighbourhood, and our wonderful neighbours.”



CONSIDER THIS...

WHAT WE LOVE: 17 Lanherne Avenue is a charming family home with character and potential in abundance. Its idyllic location in the sought-after village of St Mawgan, combined with the spacious layout and stunning views, makes it a rare and enticing find. Don't miss the opportunity to make this wonderful property your forever home. Contact us now to arrange a viewing and see the magic of 17 Lanherne Avenue for yourself.

MOREDETAIL...

SUMMARY: Welcome to 17 Lanherne Avenue, a delightful semi-detached family home located in the charming and highly sought-after village of St Mawgan. Nestled within a quiet, family-friendly small cul-de-sac development, this home offers a perfect blend of classic appeal and modern potential.

Built in the late 1960s, this property boasts a generous plot with lovely gardens, typical of homes from that era. The potential for expansion or renovation is almost limitless (subject to planning permission), as evidenced by the various extensions seen on neighbouring properties.

As it stands, the house is a warm and inviting 3-bedroom haven with a spacious open-plan lounge/diner, offering ample space for family gatherings and entertainment. With off-street parking and a larger-than-average garage, convenience is assured. The stunning serene backdrop of woodland views over Carnanton Woods at the rear creates a peaceful and picturesque setting.

Approaching the property, you'll be greeted by a small front garden, secluded by a boundary hedge, providing a charming sun trap patio area. The driveway and garage are conveniently located nearby, and rear access via a gate adds practicality. The modern porch offers a warm welcome with tiled floors and space for storing coats and shoes.

Stepping through the glazed double doors into the hallway, you'll be met with natural wood floors and a staircase leading to the first floor. The heart of the home opens into a spacious open-plan lounge/diner, boasting abundant natural light from dual aspect front-to-back windows. The space feels both generous and cozy, offering a perfect balance for everyday living. The kitchen, currently separate but with the potential to be opened into an expansive open-plan area, features cream shaker-style units, walnut effect work surfaces, and provisions for white goods. A freestanding double oven is included, and the back door allows easy access to the garden.

Ascending to the first floor, you'll find plenty of storage on the landing and loft access. The three bedrooms (two doubles and one single) all offer scenic views, with woodland vistas to the rear and captivating rooftop county views to the front. The main family bathroom, equipped with a separate shower cubicle, features a crisp white design.

Noteworthy eco-style electric radiators throughout and UPVC double glazing ensure energy efficiency and comfort throughout the year.

The rear gardens are a true oasis, offering shelter, privacy, and tranquillity. The well-maintained lawn, complemented by various seating and patio areas, creates an ideal space for outdoor relaxation and enjoyment. Mature plants, hedges, and trees add to the charm, while the woodland backdrop enhances the sense of serenity. At the foot of the garden, a delightful summerhouse and a greenhouse offer additional leisure opportunities.

The spacious garage, with both main up-and-over and rear door access, is a versatile space with mains power and full plumbing, doubling as a convenient utility area.



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.

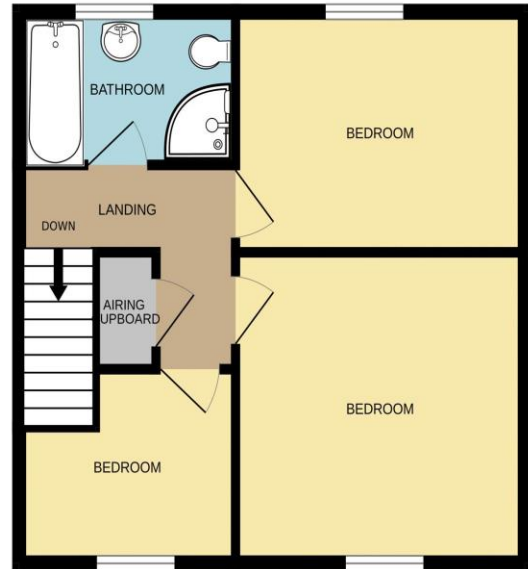


THE FLOORPLAN...

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...

Porch 7' 3" x 5' 5" (2.21m x 1.65m)	First Floor Landing 9' 0" x 7' 7" (2.74m x 2.31m)	Bedroom 3 9' 0" x 7' 11" (2.74m x 2.41m)
Hall and Stairs 11' 3" x 5' 11" (3.43m x 1.80m)	Bath/Shower 9' 0" x 5' 4" (2.74m x 1.62m)	Garage 21' 6" x 9' 5" (6.55m x 2.87m)
Lounge/Diner 20' 8" x 14' 7" 11' 4" (6.29m x 4.44m)	Bedroom 1 11' 7" x 11' 3" (3.53m x 3.43m)	
Kitchen 9' 0" x 8' 11" (2.74m x 2.72m)	Bedroom 2 11' 7" x 8' 11" (3.53m x 2.72m)	

MORE INFO...

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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.