

NEWQUAY PROPERTY CENTRE



A GORGEOUS FULLY RENOVATED AND EXTENDED FAMILY HOME WITH 3/4 BEDROOMS, 28FT OPEN PLAN LIVING SPACE AND LOW MAINTENANCE GARDENS THAT BOUND DIRECTLY ONTO THE PARK GREEN. CUL-DE-SAC POSITION WITHIN SOUGHT AFTER VILLAGE. THIS IS VERY MUCH A PERFECT FOREVER HOME!



5 The Glebe, Cubert, Newquay, TR8 5HA

£350,000
Freehold

our ref: CNN9784

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 1
- EPC: TBC
- Council tax band: B
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- SPACIOUS CONTEMPORARY DESIGN
- INSULATED ECO-FRIENDLY EXTERIOR
- STYLISH 28FT OPEN-PLAN KITCHEN/DINER
- TWO COSY LOG BURNERS
- FOUR VERSATILE BEDROOMS
- MODERN FAMILY BATHROOM & GRD FLR WC
- OIL-FIRED CENTRAL HEATING
- LOW-MAINTENANCE GARDENS
- EPC & FLOORPLAN TO FOLLOW



OWNERSAYS...

“I love the location and for families I don't think you can beat it, particularly with the playing field behind and the school nearby.”



CONSIDER THIS...

WHAT WE LOVE: 5 The Glebe is a family home that has it all - space, style, and an unbeatable location. Don't miss the opportunity to make it yours. Contact us today to arrange a viewing and experience the beauty of this home for yourself.

MOREDETAIL...

SUMMARY: Introducing 5 The Glebe in Cubert: Your Dream Family Home

Nestled at the head of a charming cul-de-sac in the highly sought-after village of Cubert, just a stone's throw away from the picturesque Newquay, stands a remarkable family residence that embodies the essence of modern living. With a fusion of classic charm and contemporary elegance, this superbly renovated and extended home is a testament to thoughtful design and meticulous attention to detail. Welcome to a spacious haven where family life thrives, and memories are made.

As you approach this exquisite property, a striking first impression is created by its smart exterior finish, combining trendy Cedral-style cladding with a crisp, modern render finish. But it's not just about aesthetics - the entire exterior has been thoughtfully insulated, resulting in a high-performance and eco-friendly home that's as cosy as it is stylish.

Your journey begins at the welcoming front porch, offering ample space for coats and shoes, keeping the interiors tidy and organized. Step inside, and a small inner hall provides access to the ground floor rooms, with a staircase leading to the first floor.

Throughout the ground floor, quality oak-style flooring lends a contemporary and easy-to-maintain finish. The living room, a generous principal reception space, features dual aspect windows, including patio doors that open to the charming rear gardens, creating a cosy ambiance with a feature inset log burner for those cherished nights in.

Prepare to be wowed by the open-plan kitchen/diner, extending over 28 feet, and designed to be the heart of family life. Equipped with a secondary inset log burner, this remarkable space is flooded with natural light thanks to front-to-back dual aspect windows and a back door. The kitchen is a visual delight with two-tone Pebble Grey and Royal Blue units, complemented by Marble-style work surfaces, a breakfast bar, and a full integrated appliance pack, including eye-level double ovens, hob, extractor, dishwasher, washing machine, and fridge/freezer. This is where culinary masterpieces and cherished family gatherings come to life.

The ground floor is thoughtfully completed with a convenient ground floor WC suite and a compact yet functional utility room, ensuring that every family need is met.

Venture to the first floor, and you'll discover four bedrooms, although the smallest fourth bedroom could be transformed into a home office or study, offering incredible flexibility to cater to your family's unique needs. The main bathroom is tastefully tiled and fitted with a stylish white bath suite, complete with a shower over the bath.

In addition to the stunning interior décor and the energy-efficient external insulation, this home offers the comfort of oil-fired central heating and UPVC double glazing, ensuring your family's year-round comfort.

Outside, both the front and rear gardens are designed with low maintenance in mind. The front garden is adorned with stone chippings and easy-to-maintain shrubbery, while the rear boasts smart composite decking, the perfect spot for relaxing with family and friends during a BBQ. What truly sets this property apart is its unique position, backing directly onto the local recreation ground - a sprawling playing field that feels like an extension of your own garden. Parents can watch their children run and play on the green from the comfort of their home.

For practical family storage, a large custom-built shed is at your disposal, and convenient unrestricted parking is available at the front, with a nearby first-come, first-served parking bay.



THELOCATION...

LOCATION: The sought after village of Cubert is one of the most favoured villages surrounding the large and neighbouring town of Newquay.

A thriving Cornish village with a wonderful community spirit, centred around a beautiful period church, with a good range of daily amenities including a highly sought after primary school. Just the most wonderful place to live, visit or holiday and only 3-4 miles from the neighbouring town of Newquay.

A day out at the beach is easy from Cubert with the nearby Holywell Bay, a stunning large expanse of golden sand surrounded by rugged coastline, a popular backdrop of many TV productions including the commercial hit Poldark.

Newquay has a wide and varied range of food, drink and retail outlets and is one of the most popular coastal towns in the whole of Cornwall if not in the UK.

WHAT3WORDS: stance.refills.hitters



THE FLOORPLAN...



FLOOR PLAN CURRENTLY BEING COMPILED

CONTACT NEWQUAY PROPERTY CENTRE TO BOOK YOUR VIEWING TODAY

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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...

Porch

8' 4" x 5' 2" (2.54m x 1.57m)

Hallway & Stairs

Kitchen/Diner

28' 3" x 11' 2" (8.60m x 3.40m)

Ground Floor WC

5' 4" x 2' 10" (1.62m x 0.86m)

Utility Cupboard

5' 4" x 4' 4" (1.62m x 1.32m)

Lounge

15' 7" x 10' 9" (4.75m x 3.27m)

First Floor

10' 9" x 8' 8" (3.27m x 2.64m) max measurements

Bedroom 1

11' 1" x 11' 10" (3.38m x 3.60m)

Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m)

Bedroom 3

11' 9" x 7' 0" (3.58m x 2.13m)

Bedroom 4/Study

8' 7" x 8' 2" (2.61m x 2.49m)

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Garden Pod

9' 3" x 8' 5" (2.82m x 2.56m)

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.