

The Annex

The House



37 Bonython Road, Newquay, Cornwall, TR7 3AW

TWO HOMES IN ONE! PERFECT FOR HOME & INCOME OR MULTI GENERATIONAL FAMILIES. 6 BEDROOMS IN TOTAL WITH 4 BEDROOM DETACHED MAIN DORMER BUNGALOW AND 2 BEDROOM DETACHED ANNEXE BUNGALOW. LARGE ENCLOSED GARDEN, OFF STREET PARKING AND A PRIME COASTAL LOCATION CLOSE TO BEACHES.

£759,500
Freehold

our ref: CNN9221

KEY FEATURES



6



3



3

Energy rating (EPC) **E**

Council tax band:

Bungalow: D Annex: A

- STUNNING HOME & ANNEXE
- HIGHLY SOUGHT AFTER LUSTY GLAZE
- SHORT WALK TO BEACH
- 4 BEDROOM DORMER BUNGALOW
- PLUS SELF CONTAINED DETACHED ANNEXE
- ANNEXE IS CURRENTLY A LUCRATIVE HOLIDAY LET
- IDEAL FOR MULTI GENERATIONAL FAMILIES
- LARGE ENCLOSED GARDENS
- OFF STREET PARKING
- PERFECT FAMILY HOME & LOCATION

SUMMARY

Welcome to 37 Bonython Road, nestled in the highly sought-after coastal suburb of Lusty Glaze. Boasting a prime location just moments away from both Porth and Lusty Glaze beaches and a short walk to the vibrant town centre, yet tucked away for tranquillity, this property offers the epitome of coastal living.

This expansive home has been meticulously extended and upgraded by the current owners, offering a versatile layout suitable for various lifestyles. Whether you're seeking a forever family residence, a peaceful retirement abode, a holiday retreat, or a combination of all three, with all amenities at your fingertips, 37 Bonython Road caters to your every need.

The main dwelling, a charming, detached dormer bungalow, exudes both character and modern comfort. With four bedrooms, two reception rooms, and two bathrooms including a luxurious master ensuite, this home is designed for seamless family living.



Step inside to discover a tastefully refurbished interior, blending timeless design elements with contemporary flair. The spacious living room invites relaxation, while the adjoining kitchen/breakfast room beckons with its modern amenities and sociable island unit.

A secondary reception room offers flexibility as a fifth bedroom or formal dining space, currently used as a work from home space. Three bedrooms and a bathroom on the ground floor ensure accessibility, while the opulent master suite on the first floor provides a private sanctuary.

The property also features a fully self-contained detached annex bungalow, constructed in 2020 to the highest standards of luxury. With two bedrooms and open plan living, this annex presents an ideal space for dependent relatives, holiday guests, or additional rental income. Currently used as a holiday let, it consistently generates substantial returns, with the potential for increased revenue by expanding the target market.

Outside, the expansive gardens predominately at the front offer a haven of privacy, surrounded by high hedgerows and perfect for outdoor relaxation and play. A smart driveway provides ample off-street parking, with potential for further expansion.

Don't miss this opportunity to embrace the coastal lifestyle in one of Newquay's most desirable locales. Schedule your viewing of 37 Bonython Road today and unlock the potential of coastal living at its finest.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Superfast available. For Type and Speed please refer to Openreach website

Mobile phone: Good with most providers. For best network coverage please refer to Ofcom checker

Parking: Driveway parking for 2, Potential to extend

Heating and hot water: Gas Central Heating for both

Accessibility: Level to the front and rear

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

Hallway and Stairs

Lounge

17' 5" x 12' 1" (5.30m x 3.68m)

Bedroom 5/ Dining Room

12' 5" x 10' 10" (3.78m x 3.30m)

Kitchen/Diner

14' 8" x 13' 6" (4.47m x 4.11m)

Bedroom 2

13' 0" x 13' 0" (3.96m x 3.96m) max measurements

Bedroom 3

12' 1" x 7' 3" (3.68m x 2.21m)

Bedroom 4

12' 6" x 5' 4" (3.81m x 1.62m)

First Floor

Master bedroom

18' 8" x 12' 8" (5.69m x 3.86m)

Annexe

Open Plan Kitchen/Lounge

20' 9" x 14' 11" (6.32m x 4.54m)

Bedroom 1

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2

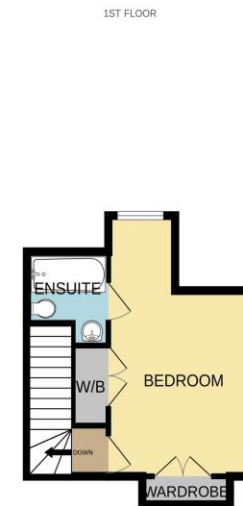
9' 2" x 7' 10" (2.79m x 2.39m)

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📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

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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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