

NEWQUAY PROPERTY CENTRE



A RARE COUNTRY DREAM ! OFFERED FOR SALE FOR THE FIRST TIME IN OVER 50 YEARS. A SUPERB DETACHED BUNGALOW ON APPROXIMATELY A HALF ACRE PLOT IN RURAL CUBERT, WITH NO NEAR NEIGHBOURS & SURROUNDED BY OPEN FIELDS, YET JUST A SHORT WALK AWAY FROM CUBERT VILLAGE.



Park Carne, Commons Road, Cubert,
Newquay, TR8 5HW

£525,000
Freehold

our ref: CNN9475

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: F
- Council tax band: E
- MAIN SERVICES: ELECTRIC & WATER
- RURAL DETACHED BUNGALOW ON 1/2 ACRE
- STUNNING COUNTRY LOCATION NEAR TRESEAN
- BEAUTIFUL WRAP AROUND GARDEN
- NO NEAR NEIGHBOURS & GORGEOUS SURROUNDING VIEW
- CLOSE TO THE POPULAR VILLAGE OF CUBERT
- LARGE DRIVEWAY AND DOUBLE GARAGE
- 4/5 BEDROOMS
- ENDLESS SCOPE AND POTENTIAL
- FIRST TIME ON THE MARKET IN OVER 50 YEARS



OWNERSAYS...

“I never ever thought I'd leave here, but although with heavy heart after 50+ years the time is now right.”



CONSIDER THIS...

WHAT WE LOVE: Rural properties such as this are incredibly rare for the Newquay area market. With its stunning surroundings, large plot and endless potential this is going to be VERY popular!

MOREDETAIL...

SUMMARY: Located in an idyllic rural location close to Tresean, just outside of Cubert is this spacious 4/5 bedroom detached bungalow.

The approaching commons road is a single-track country lane which leads to the property where there is a gated entrance into a large driveway with parking for multiple cars. In turn this leads to a fantastic detached double garage with an inspection pit and an electric action roller door. Beyond the garage is the property itself, offering spacious accommodation and endless scope and potential to make your mark. In brief consisting of an entrance porch with feature porthole window, a useful area with plenty of space for the stowage of coats and shoes. In turn this leads through to the kitchen/diner; a spacious family room with full range of shaker style units, space for a free standing cooker, washing machine and slimline dishwasher. A fitted cupboard houses an LPG gas fired boiler which provides hot water and heating throughout the home.

From the kitchen/diner a large inner hallway provides access throughout the remaining accommodation, which includes a 20ft living room with an attractive fireplace and multi fuel burner, through to a south facing sun lounge looking over the gorgeous gardens. The family bathroom has been fully refitted with a quality walk in wet room style shower, which also has wash basin and WC within.

There are 4 bedrooms currently but potential for 5 as 2 of the bedrooms have been knocked into 1. With so many bedrooms they offer flexible uses, currently one is used as a study and one is utilised as a dining room which includes a wood burning stove.

As stunning as the location and the surroundings are, the gardens are just as stunning. Extending to approximately an half an acre in total and surrounding the property on 3 sides. Laid to extensive level lawn with lush mature beds, borders and trees, all bounding onto completely open fields providing a stunning backdrop and view. Complete peace and tranquillity, yet when the wind blows in the right direction you can hear the sea.

Viewing essential.



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.

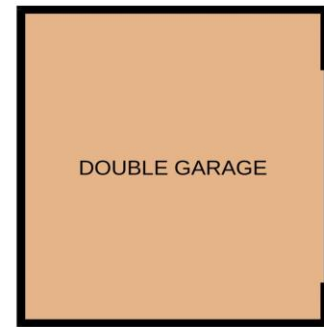
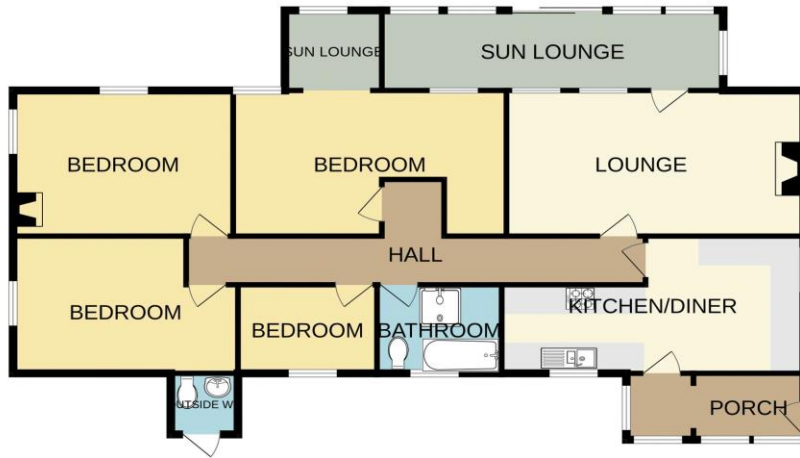
A day out at the beach is easy from Cubert with the nearby Holywell Bay, a stunning large expanse of golden sand surrounded by rugged coastline, a popular backdrop of many TV productions including the commercial hit Poldark.

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.



THE FLOORPLAN...

GROUND 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...

Entrance Porch

11' 1" x 5' 1" (3.38m x 1.55m)

Kitchen/Diner

18' 6" x 10' 3" (5.63m x 3.12m)

Living Room

20' 2" x 10' 1" (6.14m x 3.07m)

Sun Lounge

22' 8" x 5' 8" (6.90m x 1.73m)

Wet Room/Shower Suite

8' 6" x 6' 9" (2.59m x 2.06m)

Bedroom 1

16' 10" x 10' 1" (5.13m x 3.07m)

Bedroom 2

15' 4" x 10' 0" (4.67m x 3.05m)

Bedroom 3

15' 1" x 10' 3" (4.59m x 3.12m)

Bedroom 4

9' 5" x 7' 0" (2.87m x 2.13m)

Detached Double Garage

24' 0" x 21' 0" (7.31m x 6.40m)

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.