



63 The Hurlings, St. Columb, Cornwall, TR9 6FE

EASILY THE BEST HOME WE HAVE EVER SEEN AT THE HURLINGS! A STUNNING EXECUTIVE DETACHED FAMILY HOUSE WITH 4/5 BEDROOMS, MULTIPLE RECEPTION ROOMS, 2 ENSUITES, LOW MAINTENANCE GARDENS, DOUBLE GARAGE AND LARGE DRIVEWAY, ALL IMMACUATELY MAINTAINED WITH A HOST OF LAVISH UPGRADES AND FEATURES.

£475,000
Freehold

our ref: CNN8812

KEY FEATURES



5

- INCREDIBLE EXECUTIVE DETACHED FAMILY HOME



3

- 4/5 DOUBLE BEDROOMS, 2/3 RECEPTION ROOMS
- 2 ENSUITE BEDROOMS INCLUDING LAVISH MASTER ENSUITE



4

- 25FT DUAL ASPECT LIVING ROOM WITH LOG BURNER
- WOW FACTOR KITCHEN/DINER/FAMILY ROOM
- ADDITIONAL GROUND FLOOR LIVING AND/OR FIFTH BEDROOM
- MAIN BATHROOM AND GROUND FLOOR WET ROOM

Energy rating (EPC) **C**

Council tax band: **E**

- STUNNING LOW MAINTENANCE GARDENS
- DOUBLE GARAGE, DOUBLE DRIVEWAY, EV CHARGE POINT
- ONE OF THE BEST MODERN FAMILY HOMES WE'VE SEEN!

SUMMARY

The Hurlings in St Columb Major is a sought-after modern family development consisting of well-appointed homes primarily catering to families. The town is just a short walk away, offering a good range of daily amenities including doctors, a primary school, independent shops, and numerous traditional pubs. St Columb Major enjoys a convenient central county position with excellent nearby transport links, including the A39 & A30, as well as Newquay Airport, all just a short car journey away. The closest beach is Mawgan Porth, and the nearest coastal town is bustling Newquay, just seven miles from St Columb Major.

63 The Hurlings is arguably the best home we have ever seen on the development and definitely the largest design. It is a superb executive detached family home with incredibly spacious and flexible accommodation, including 4/5 bedrooms, 2/3 reception rooms, 2 ensuites, beautiful gardens, and a double garage. This home ticks all the right boxes.



A neat front garden with a boundary privet hedge and resin-bound path leads to a smart composite front door. The entrance hall is spacious and has a galleried double-height feel with stairs to the first floor. The flooring has been upgraded with an internal version of resin-bound, which flows through much of the ground floor and provides a cohesive, low-maintenance modern touch.

On the ground floor, there is a walk-in wet room-style shower suite, a fantastic 25ft dual-aspect living room with patio doors and a feature contemporary profile log burner. There is a flexible third reception room that could easily be a fifth bedroom if required, as well as a study, snug, or any other practical family purpose.

The kitchen/diner/family room is the beating heart of this property, very spacious at over 22ft. The kitchen has modern shaker units with integrated appliances, there is plenty of room for a large dining suite, and at the far end, a seating area looks over the gardens from patio doors. Off from the kitchen, there is a fully fitted utility room with a back door.

On the first floor, there are four large double bedrooms, two of which with their own ensuites, including the master which is a lavish grown-up space and also has a walk-through

his n' hers wardrobe. The main family bathroom continues the modern style with the benefit of a separate shower cubicle in addition to the three-piece bath suite.

The gardens to the rear have been thoughtfully landscaped in a low maintenance style, perfectly catering for sun lounging and alfresco eating thanks to astro lawn and a stunning custom-designed pergola. There is gated access to the drive and a rear door into the double garage. The drive is large, as is the garage, and there is an EV charge point. This home is quality from start to finish!

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Double Garage & Double Drive

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall and Stairs

16' 2" x 8' 4" (4.92m x 2.54m)

Lounge

24' 11" x 11' 4" (7.59m x 3.45m)
Max Measurements

Shower Room

4' 10" x 4' 1" (1.47m x 1.24m)

2nd Reception Room

13' 3" x 10' 9" (4.04m x 3.27m)

Kitchen/Diner

22' 6" x 15' 9" (6.85m x 4.80m)

Utility room

6' 5" x 5' 4" (1.95m x 1.62m)

First Floor Landing

10' 11" x 9' 7" (3.32m x 2.92m)
Max Measurements inc Stairs

Bedroom 1

11' 7" x 10' 2" (3.53m x 3.10m)
Maximum Measurements into Bay

En-suite

7' 9" x 6' 3" (2.36m x 1.90m) L Shaped

Bedroom 2

9' 8" x 9' 6" (2.94m x 2.89m)

Bath/Shower Room

7' 6" x 6' 5" (2.28m x 1.95m) plus shower cubicle

Bedroom 3

15' 2" x 12' 4" (4.62m x 3.76m)

Dressing Room

7' 6" x 3' 11" (2.28m x 1.19m)

En-suite

7' 5" x 5' 4" (2.26m x 1.62m)

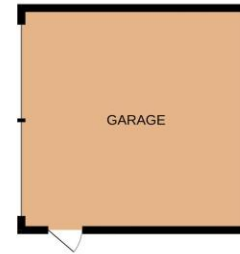
Bedroom 4

14' 3" x 10' 10" (4.34m x 3.30m) into bay plus recess

Double Garage

17' 0" x 16' 6" (5.18m x 5.03m)

GROUND FLOOR



1ST FLOOR



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📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

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