



NEWQUAY
PROPERTY
CENTRE



Lanherne Vale, Old Rectory Drive, Bridge Hill, St. Columb, Cornwall, TR9 6BY

A FANTASTIC OPPORTUNITY TO PURCHASE AN EXTENSIVELY REFURBISHED AND LOVINGLY MODERNISED, DIVERSE DETACHED FAMILY HOME WITH WOW FACTOR KITCHEN/DINER, STUNNING TERRACE AND GARDENS, SPACIOUS BEDROOMS, MULTIPLE RECEPTION ROOMS, BASEMENT WITH PARKING AND VIEWS!

Guide Price £799,950
Freehold

our ref: CNN10208

KEY FEATURES



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- WOW FACTOR KITCHEN/DINER/LOUNGE
- DIVERSE ACCOMODATION
- FULLY REFURBISHED THROUGHOUT
- LARGE BASEMENT
- THREE EN-SUITE BATHROOMS
- ESTABLISHED GARDENS
- THREE/FIVE BEDROOMS
- STUNNING SUNNY TERRACE
- VALLEY VIEWS
- PARKING FOR MULTIPLE CARS



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Energy rating (EPC) **C**

Council tax band: **F**

SUMMARY

Nestled in a quiet elevated position and located in the private road of old Rectory Mews at the bottom of the historic market town of Saint Columb major, boasting fantastic history, idyllic walks and great amenities with transport links to Newquay , Padstow and the A30 is this stunningly presented and tastefully renovated three / four double bedroom family home with a wow factor open plan kitchen diner lounge plus two ground floor reception rooms, downstairs WC, stunning entrance hallway, wrap around lower ground basement, stunning first floor landing with viewpoint seating area, moated by luscious established gardens and picturesque side terrace accessed from dual aspect doors from the open plan living area.

The accommodation comprises of a main stepped external walkway from the private parking leading to the front entrance. From here you enter the large entrance hall which provides access to all ground floor rooms and basement.

As soon as you step into this home the quality of the finish and attention to detail starts to be realised. The open plan kitchen diner and lounge are the real hub of this home. The kitchen is tastefully designed with quality quarts work tops , stunning centre island breakfast bar, inbuilt wine cooler , integrated appliances ,tiled splash backs ,a range of modern grey finished under and over counter units ,eye level oven and all complimented with slat tile flooring and staged lighting.



The lounge area flows seamlessly from the kitchen and has a real sense of space and style ,here you will find a great focal point wood burner and floor to ceiling picture windows overlooking the valley and shrubbery beyond. It's worth noting that this open plan hub is dual aspect and as a result features three sets of French doors leading to a large private, flag stone terrace, the perfect place for entertaining.

Back inside and through to the hallway you will find a ground floor WC, stairs to the lower ground basement and two additional reception rooms currently utilised as two secondary sitting rooms. These could easily be used as a dining room/ snug lounge or two addition bedrooms to the three upstairs.

The basement is easily accessed from the main hallway down a single flight of stairs and is a wraparound area of storage, great exactly as it is or an ideal space to adapt to your needs. The basement also has external access to the side of the house.

Back to the entrance hall and rising to the first floor you are greeted by an open plan landing with an outstanding vantage point seating area, a great space to take in a more elevated valley view through the floor to ceiling windows.

The first floor also houses three brilliant sized double bedrooms again with dual aspect outlooks to the front and rear gardens. All rooms have ample room for a range of bedroom furniture and all featuring ensuite shower rooms with the master bedroom ensuite being a real show stopper, comprising of free standing bath, double walk in shower, free standing vanity unit and in built storage complete with sliding mirrored doors, currently utilised as clothes wardrobe storage by the owners.

Externally and as previously mentioned you will find a gorgeous suntrap terrace area with stairs to established lawns, encasing the home with a range of trees and shrubs making this a gardener's dream.

To the front of the property is private parking for a number of cars via shared driveway from the private access road of Old Rectory Mews.

In brief this is arguably one of the most well designed and refurbished properties we have seen of late in our opinion and truly needs to be seen to be believed.

Viewing is highly recommended.

FIND ME USING WHAT3WORDS: vets.poets.boasted



ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Driveway

Heating and hot water: Gas Central Heating for both

Covenants: Tree Preservation Orders

Accessibility: Steep Drive & Stairs

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

32' 6" x 7' 6" (9.90m x 2.28m)

Reception 1

12' 1" x 10' 6" (3.68m x 3.20m)

Reception 2

13' 6" x 12' 1" (4.11m x 3.68m)

WC

5' 4" x 3' 1" (1.62m x 0.94m)

Open Plan

Kitchen/Diner/Lounge
28' 3" x 16' 4" (8.60m x 4.97m)

First Floor Landing

22' 4" x 7' 8" (6.80m x 2.34m)

Bedroom 1

14' 3" x 12' 4" (4.34m x 3.76m)

En-suite

13' 9" x 12' 4" (4.19m x 3.76m)

Bedroom 2

16' 7" x 12' 7" (5.05m x 3.83m)

En-suite

5' 8" x 5' 7" (1.73m x 1.70m)

Bedroom 3

16' 8" x 9' 5" (5.08m x 2.87m)

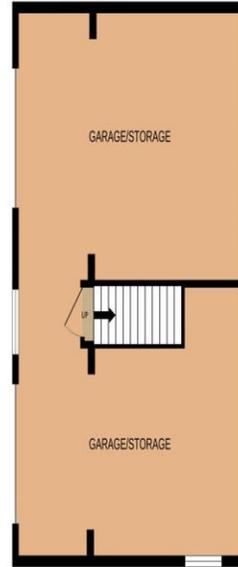
En-suite

6' 4" x 5' 7" (1.93m x 1.70m)

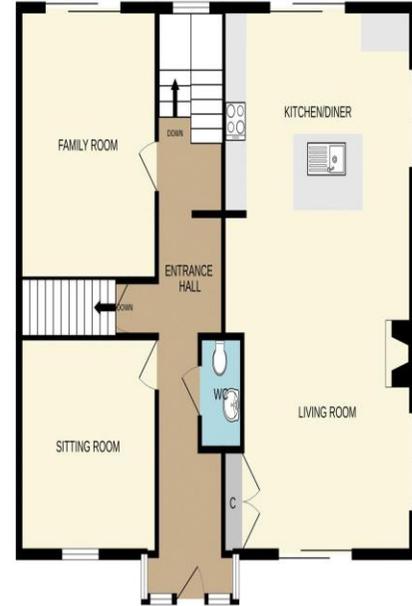
Garage/Basement

28' 7" x 20' 2" (8.71m x 6.14m)

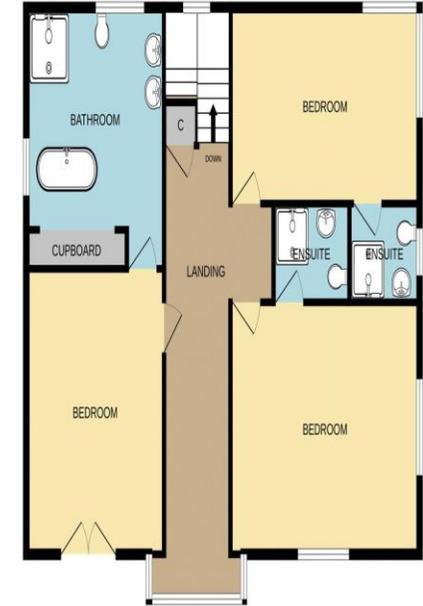
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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