



## 7 Stret Duk Kernow, Nansledan, Newquay, Cornwall, TR8 4UD

AN ABSOLUTELY STUNNING LARGE THREE STOREY DETACHED FAMILY HOME WITH FIVE DOUBLE BEDROOMS, TWO EN-SUITES, MANY HIGH-END UPGRADES INCLUDING A WONDERFUL OPEN PLAN GROUND FLOOR LAYOUT. DETACHED DOUBLE GARAGE, DRIVEWAY AND BEAUTIFUL SOUTH FACING GARDENS – SUPERB!

£525,000  
Freehold

our ref: CNN10179

# KEY FEATURES



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- STUNNING “COTEHELE” EXECUTIVE DETACHED HOUSE
- NEW IN 2023, “AS NEW” CONDITION WITH NHBC WARRANTY
- VAST THREE STOREY ACCOMMODATION WITH FIVE DOUBLE BEDROOMS
- EXTENSIVELY UPDGRADED OPEN PLAN GROUND FLOOR LAYOUT
- TWO EN-SUITE BEDROOMS, GRD FLR WC AND MAIN BATHROOM
- LARGEST WAIN HOMES DESIGN AT NANSLEDAN
- HIGHLY DESIRABLE POSITION ON DEVELOPMENT
- SUN TRAP ENCLOSED SOUTH FACING GARDENS
- IMPRESSIVE DETACHED DOUBLE GARAGE
- LARGE DOUBLE DRIVEWAY WITH EV CHARGE POINT



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Energy rating (EPC) **B**

Council tax band: **E**

## SUMMARY

Nansledan is a thoughtfully designed extension to the coastal town of Newquay, set on Duchy of Cornwall land. This project exemplifies the architectural and urban planning principles championed by HRH The Prince of Wales. With a visionary 50-year master plan, Nansledan aims to create a community of beautiful, sustainable homes that use local materials and craftsmanship. The development features connected urban centres where mixed-income housing, shopping, offices, and leisure facilities come together, creating a walkable neighbourhood where daily needs are easily met. Conveniently located on the edge of Newquay, Nansledan offers easy access to the town centre, stunning coastline, and golden beaches, making it the ideal 21st-century development for modern families.

Number 7 Stret Duk Kernow is one of the finest homes in the Nansledan development. This revered Cotehele design, built by prestigious developers Wain Homes and new in 2023, is an expansive executive-style detached family home. Spanning three stories, it includes five double bedrooms, making it perfect for even the largest families. The property is in "as new" condition and comes with the remainder of a 10-year NHBC Build Warranty. Inside, the home features light, bright, contemporary accommodation with two en-suites, a spacious open-



plan kitchen/diner/living room, large south-facing gardens, and a double garage. This stunning property is sold with no ongoing chain.

The home boasts impressive curb appeal, with a striking exterior that creates a fantastic first impression. The front entrance leads to a spacious hallway, upgraded with porcelain oak wood-effect tiled flooring that extends throughout the ground floor. The ground floor includes a modern white WC suite for convenience, ideal for guests. The front of the property houses the main formal living space—a wonderful family room with a bay window and a feature log burner, offering ample space for living furniture. This room opens to the large rear kitchen/diner, equipped with light cream shaker-style units, oak-effect work surfaces, integrated double oven, hob, extractor, fridge/freezer, dishwasher, and washer/dryer. There's ample space for a family dining suite, and the room opens to the rear gardens through a window and patio doors. The first floor has two generous double bedrooms, one with an en-suite, and a main bathroom suite with a bath, washbasin, WC, and separate shower enclosure, all fitted with quality modern tiling and sanitary ware.

The second-floor features loft access and three additional double bedrooms, one with an en-suite shower room. Throughout the property, there is gas-fired central heating and quality wooden double-glazed windows.

The gardens are a standout feature, perfect for a busy family. They are large enough for children to play but not too large to require extensive maintenance. The level lawn is private, enclosed by high walls with side gated access, and enjoys a sunny south-facing aspect.

At the foot of the garden is a double garage, accessible from a rear door. The garage is equipped with mains power and overhead storage, a fantastic feature of this quality property. Next to the garage is a large double driveway with an electric EV charge point. In our opinion, this home is one of the finest in Nansledan. Bigger, better, and simply beautiful throughout, we absolutely love it.

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: FTTP. 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 Driveway

Heating and hot water: Gas Central Heating for both

Estate Management Fee: £360.00 per year Approx

Covenants: See Duchy Code

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall & Stairs

16' 1" x 9' 4" (4.90m x 2.84m) L Shaped Max Measurements inc Cupboards

## WC

6' 7" x 3' 8" (2.01m x 1.12m)

## Open Plan

### Lounge/Diner/Kitchen

26' 3" x 21' 6" (7.99m x 6.55m) L Shaped Max Measurements

## First Floor Landing

9' 6" x 9' 2" (2.89m x 2.79m) inc stairs

## Bathroom/Shower Room

9' 10" x 9' 6" (2.99m x 2.89m)

## Bedroom 1

14' 7" x 11' 9" (4.44m x 3.58m)

## En-suite Bathroom

9' 6" x 6' 6" (2.89m x 1.98m)

## Bedroom 2

13' 9" x 11' 9" (4.19m x 3.58m)

## Second Floor Landing

9' 6" x 9' 2" (2.89m x 2.79m) inc stairs

## Bedroom 3

12' 1" x 11' 9" (3.68m x 3.58m)

## En-suite

9' 6" x 6' 7" (2.89m x 2.01m) L Shaped Max Measurements

## Bedroom 4

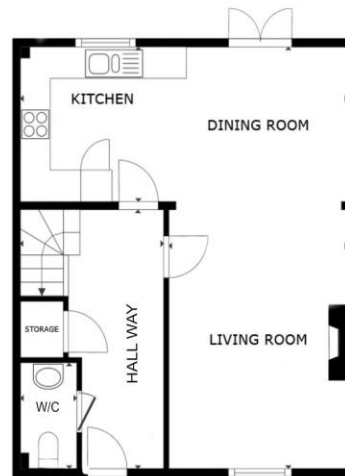
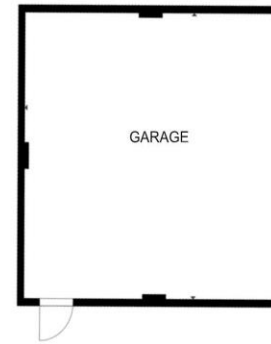
13' 9" x 11' 9" (4.19m x 3.58m)

## Bedroom 5

9' 11" x 9' 6" (3.02m x 2.89m)

## Double Garage

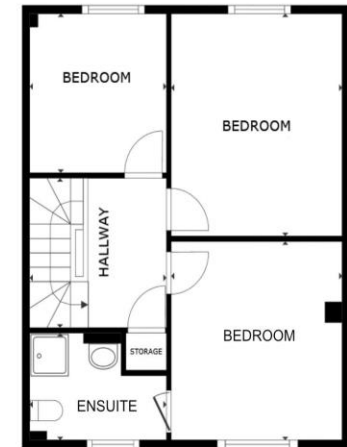
19' 11" x 19' 7" (6.07m x 5.96m)



FLOOR 1



FLOOR 2



FLOOR 3

## LIKE TO KNOW MORE?

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GROSS INTERNAL AREA  
 FLOOR 1 52.8 sq.m. (569 sq.ft.) FLOOR 2 53.9 sq.m. (580 sq.ft.) FLOOR 3 52.8 sq.m. (569 sq.ft.)  
 EXCLUDED AREAS : GARAGE 36.5 sq.m. (392 sq.ft.)  
 TOTAL : 159.6 sq.m. (1,718 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.

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