



8 Bownder Bors, Newquay, Cornwall, TR7 1GJ

A GORGEOUS MODERN COTTAGE STYLE HOME ON THE SOUGHT AFTER TREGUNNEL HILL DEVELOPMENT, BUILT IN 2015 BY PRESTIGE DEVELOPERS MORRISH HOMES. FANTASTIC POSITION AND STYLE WITH TWO LOVELY DOUBLE BEDROOMS, GOOD SIZE WEST FACING GARDENS, PARKING AND GARAGE!

£289,950
Freehold

our ref: CNN8373

KEY FEATURES



2

- BEAUTIFUL COTTAGE STYLE HOUSE ON TREGUNNEL HILL
- CLOSE TO BEACHES AND THE TOWN
- SOUGHT AFTER DUCHY OF CORNWALL DEVELOPMENT



1

- NEW IN 2015 BY PRESTIGIOUS DEVELOPER: MORRISH HOMES
- TWO DOUBLE BEDROOMS
- LIGHT FILLED KITCHEN/DINER WITH INTEGRATED APPLIANCES



1

- WELL APPOINTED GROUND FLOOR WC AND MAIN BATHROOM
- SUNNY ENCLOSED WEST FACING GARDENS

Energy rating (EPC) **B**

Council tax band: **B**

- SPACIOUS GARAGE WITH POWER AND OFF-STREET PARKING
- IDEAL FIRST PURCHASE, SMALL FAMILY HOME OR LETTING INVESTMENT

SUMMARY

Discover the charm of 8 Bownder Bors, a stunning cottage-style end terrace home located in the highly sought-after Tregunnel Hill, a modern Duchy of Cornwall development. This area serves as the precursor to the visionary Nansledan, sharing the same meticulous design and build ethos, yet boasting a more central location. Enjoy proximity to popular beaches and a short walk to the main town centre.

Crafted by the renowned developers Morrish Homes in 2015, this exceptional residence exudes quality and durability, reinforced by the remainder of a 10-year NHBC warranty. Situated in the coveted Tregunnel Hill community, 8 Bownder Bors features impeccable 2-bedroom accommodation designed to impress.

The eye-catching exterior of this charming home creates an inviting first impression. Step inside to a small entrance hall that includes access to a useful ground floor WC. The heart of the home is a



spacious living room, offering a cosy atmosphere with ample room for living furniture and stairs leading to the first floor. The rear aspect kitchen/diner is well-appointed with cream units, a full complement of integrated appliances, space for a small table, and garden access.

Ascend the stairs to the first floor, where two generously sized double bedrooms await. The largest bedroom is particularly spacious and, with two windows, offers the potential to be subdivided into a three-bedroom layout if desired. The main bathroom on this level features a modern white suite with a shower over the bath.

Maintained in light contemporary tones, this home radiates a fresh and welcoming atmosphere. Double glazing and gas-fired central heating ensure comfort and energy efficiency throughout. Outside, the rear of the property boasts a delightful, spacious, and easily maintainable West-facing Garden with a patio, lawn, and greenhouse. Additional standout features include an exclusive off-street parking space accessible through a gated entrance and a substantial garage with overhead storage and main power.

8 Bownder Bors stands out as one of the best value homes on Tregunnel Hill, making it an irresistible choice for small families, first-time buyers, and astute buy-to-let investors. Don't miss the opportunity to make this exquisite property your new home!

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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: Garage and Driveway

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

5' 11" x 4' 0" (1.80m x 1.22m)

WC

5' 4" x 2' 11" (1.62m x 0.89m)

Lounge

16' 3" x 14' 6" (4.95m x 4.42m) L-Shaped Max Measurements incl stairs

Kitchen/Diner

16' 3" x 7' 6" (4.95m x 2.28m)

First Floor Landing

6' 9" x 5' 3" (2.06m x 1.60m)
Inc Stairs

Bedroom 1

14' 0" x 10' 9" (4.26m x 3.27m) plus Double Wardrobes

Bedroom 2

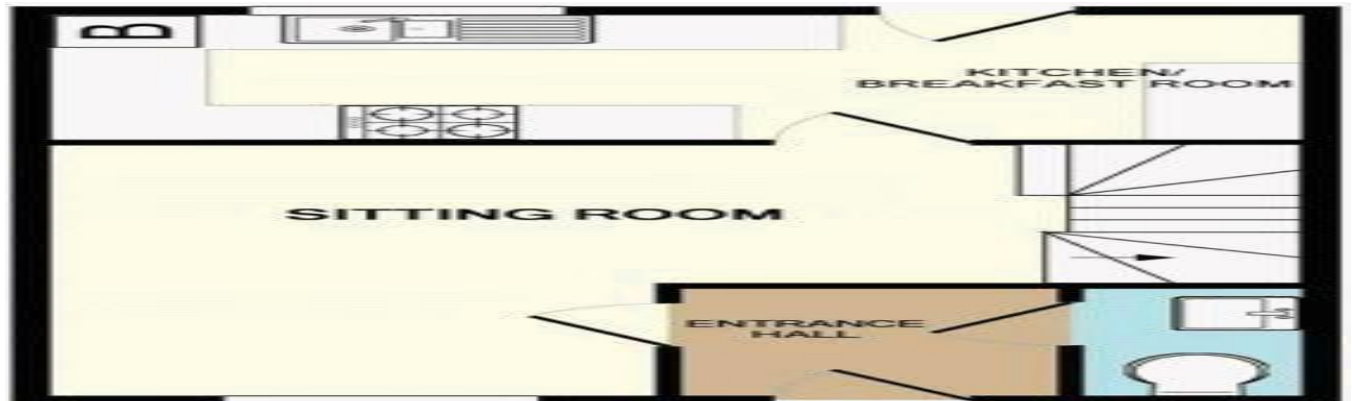
11' 5" x 9' 0" (3.48m x 2.74m)

Bathroom

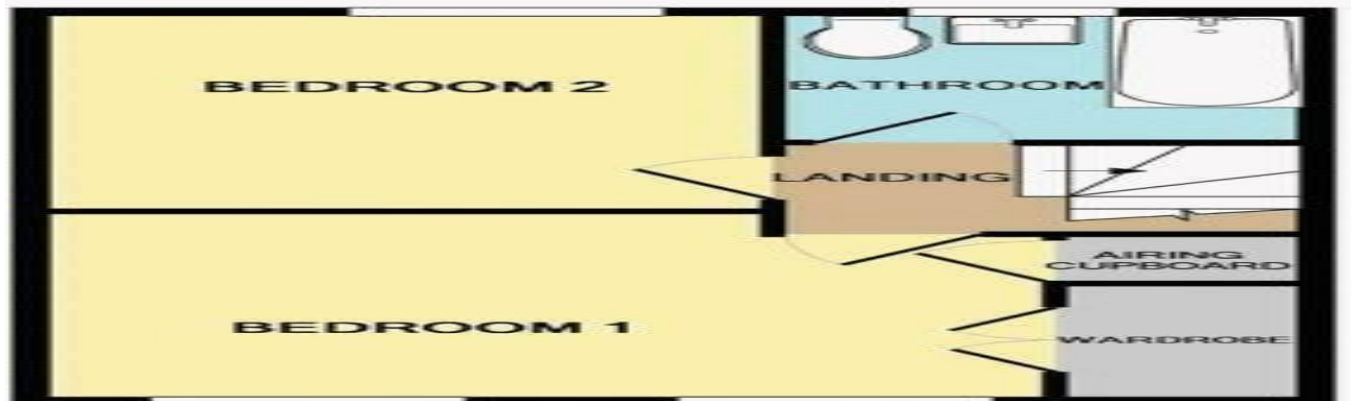
6' 8" x 6' 6" (2.03m x 1.98m)

Garage

19' 10" x 10' 1" (6.04m x 3.07m)



GROUND FLOOR



1ST FLOOR

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