



16 Churchtown, St. Newlyn East, Newquay, Cornwall, TR8 5LJ

A GORGEOUS FULLY DETACHED MODERN FAMILY HOME IN THE HEART OF ST NEWLYN EAST. SPACIOUS ACCOMODATION WITH FIVE BEDROOMS, THREE EN-SUITES AND A WOW FACTOR 27FT OPEN PLAN LOUNGE/DINER/KITCHEN. BEAUTIFUL SUNNY GARDENS WITH 30FT CABIN, HOT TUB AND ROLLING COUNTRY VIEWS.

£599,950
Freehold

our ref: CNN6932

KEY FEATURES



5

- IMPRESSIVE MODERN DETACHED HOME
- FIVE BEDROOMS, THREE EN-SUITES



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- WOW FACTOR 27FT OPEN LOUNGE/DINER/KITCHEN
- MODERN DESIGN & BUILD
- GORGEOUS GARDENS BACKING ONTO ROLLING COUNTRYSIDE



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- 30FT DETACHED GARDEN CABIN
- STUNNING COUNTRY & DISTANT SEA VIEWS
- LARGE SUN DECK WITH HOT TUB
- LARGE PAVED DRIVEWAY
- IN THE HEART OF THE VILLAGE

Energy rating (EPC) **C**

Council tax band: **E**

SUMMARY

Discover the Charm of 16 Churchtown, St Newlyn East

Welcome to 16 Churchtown, a stunning home in the heart of the idyllic Cornish village of St Newlyn East. Just three miles south of Newquay, this vibrant community boasts a rich history centred around a picturesque 13th-century church. The village features prized independent local butchers, a general store, a popular park, and a highly sought-after primary school. The nearby town of Newquay, renowned for its beautiful sandy beaches, offers an even wider range of amenities.

The nearest beach, Holywell Bay, features stunning golden sands and has been featured in numerous films and TV shows, including the famous series "Poldark." The nearby cathedral city of Truro is also within easy reach, further enhancing the appeal of St Newlyn East as a sought-after location.

A Modern Home with Classic Charm

Built by the current vendors in the early 2000s, 16 Churchtown combines modern living with traditional charm. The exterior design reflects the original 1930s style of the previous home, while the interior offers all the luxuries of contemporary 21st-century living. With five bedrooms, it is perfect for families.

Upon entering, you are greeted by a 29-foot-long hallway leading to the stunning kitchen/dining/living area. This incredible open-plan space, measuring over 27 feet,



features French doors and large windows that flood the room with natural light and offer views of the decked area and countryside beyond. The kitchen boasts granite countertops, a kitchen island with an electric hob, and an array of modern appliances, including a double oven, microwave, integrated dishwasher, washing machine, and tumble dryer. There is ample space for a large dining table and comfortable living furniture, creating an ideal setting for family gatherings.

Spacious and Flexible Living

The ground floor includes three of the five bedrooms. The luxurious master ensuite bedroom features fitted furniture and a large bathroom with a double shower, separate bath, and his-and-hers sinks. The remaining two bedrooms are served by an additional shower room and ample storage space.

The first floor offers two more generously sized bedrooms, each with their own ensuite. The larger bedroom boasts breathtaking views over miles of open countryside, extending all the way back to Newquay with distant sea views.

Beautiful Outdoor Spaces

The exterior of 16 Churchtown is just as impressive as the interior. The front of the property features a block-paved driveway with parking for two cars and a resin-bound pathway leading to the front door. Gated side access leads to a beautifully designed rear garden, perfect for entertaining. The composite deck includes a sunken hot tub, while steps lead down to an artificial lawn area surrounded by raised flower beds and shrubs, and a tranquil pond.

A highlight of the garden is the 30ft x 11ft garden cabin, equipped with plumbing and electricity, making it ideal for various uses.

Experience the Best of Cornish Village Life

16 Churchtown offers a unique blend of modern comfort and traditional charm in one of Cornwall's most desirable villages. With its spacious and flexible accommodation, beautiful outdoor spaces, and prime location, this home truly has it all. Don't miss the opportunity to make this incredible property your own.

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ADDITIONAL INFO

Utilities: Mains Electric, Water & Drainage

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

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

Parking: Large Paved Driveway

Heating and hot water: Oil Central Heating for both

Accessibility: Sloped access to front door

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hall

29' 7" x 3' 9" (9.01m x 1.14m)

Master bedroom

18' 6" x 11' 5" (5.63m x 3.48m)

En-suite

13' 3" x 6' 9" (4.04m x 2.06m)

Bedroom Two

15' 6" x 11' 4" (4.72m x 3.45m)

Bedroom Three

16' 4" x 7' 8" (4.97m x 2.34m)

Shower Room

10' 7" x 4' 3" (3.22m x 1.29m)

Kitchen/Living/Dining Room

27' 6" x 23' 7" (8.38m x 7.18m)

First Floor Landing

12' 7" x 11' 1" (3.83m x 3.38m)

Bedroom Four

19' 5" x 13' 7" (5.91m x 4.14m)

En-suite

8' 11" x 4' 6" (2.72m x 1.37m)

Bedroom Five

14' 2" x 13' 7" (4.31m x 4.14m)

En-suite

6' 5" x 4' 6" (1.95m x 1.37m)

Detached Garden Cabin

30' 0" x 11' 0" (9.14m x 3.35m)

LIKE TO KNOW MORE?

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