



55 Arundel Way, Newquay, Cornwall, TR7 3AG

COASTAL CORKER IN LUSTY GLAZE! AN INCREDIBLE DETACHED HOME ON THE DOORSTEP OF TWO BEACHES. EXTENSIVELY REFURBISHED AND EXTENDED TO NEARLY 3000 SQUARE FEET! FIVE DOUBLE BEDROOMS, THREE EN-SUITES, VAST PROPORTIONS THROUGHOUT, STUNNING SEA AND COAST VIEWS, SOUTH FACING GARDENS, LARGE DRIVE AND GARAGE.

Guide Price £875,000
Freehold

our ref: CNN10278

KEY FEATURES



5

- INCREDIBLE DETACHED COASTAL HOME IN LUSTY GLAZE
- RENOVATED AND EXTENDED TO NEARLY 3000 SQUARE FEET
- FIVE DOUBLE BEDROOMS WITH THREE EN-SUITES



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- UP TO THREE LARGE RECEPTION ROOMS FOR ADDED FLEXIBILITY
- BEAUTIFUL KITCHEN/DINER WITH APPLIANCES



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- 24FT LIVING ROOM WITH BI-FOLD DOORS AND LOG BURNER
- OPULENT MASTER SUITE WITH WALK-IN WARDROBE
- BREATHTAKING SEA AND COAST VIEWS
- INTEGRAL GARAGE AND LARGE DRIVEWAY
- LARGE ENCLOSED SOUTH FACING SUNTRAP GARDENS

Energy rating (EPC) **C**

Council tax band: **D**

SUMMARY

Discover Coastal Luxury at 55 Arundel Way, Lusty Glaze, Newquay

Location, Location, Location

Lusty Glaze, one of Newquay's most exclusive coastal enclaves, offers a unique blend of tranquillity and convenience. Nestled between the famed Lusty Glaze and Porth beaches, 55 Arundel Way is ideally situated, allowing you to enjoy sandy shores within minutes. The vibrant town centre is just a pleasant cliff-top walk away, ensuring you're never far from Newquay's finest amenities, yet retaining the serene ambiance that makes Lusty Glaze so coveted. Excellent local schools and a calm, relaxed atmosphere further enhance the appeal of this premier residential area.

A Masterpiece of Modern Living

Once a 1960s bungalow, 55 Arundel Way has been transformed into a stunning, executive-style detached home spanning nearly 3000 square feet. The extensive renovation and extension have created a property of distinction, boasting vast proportions perfect for family living. With up to five bedrooms and three reception rooms, the layout is highly flexible and impeccably finished to modern standards. This home offers everything you need, including fantastic parking, suntrap south-facing gardens, and breathtaking sea and coastal views- truly a coastal gem.

Impressive Entrance and Living Spaces



The home welcomes you through a smart composite anthracite grey front door into a vast, double-height entrance hall flooded with light from skylight windows. This space, is so large it could easily serve as an additional reception area. Graceful oak-topped stairs lead to the first floor, while glazed double timber doors open into the main living room. At over 24 feet, this triple-aspect room feels huge, enhanced by bi-fold doors that seamlessly open to the rear garden. A contemporary profile log burner adds warmth and cosiness, making it a perfect family retreat.

Stylish Kitchen and Dining

The kitchen/diner is a culinary delight, featuring pale grey units with black sparkle quartz work surfaces. It includes a neat breakfast bar, integrated eye-level twin ovens, hob, extractor, and dishwasher, with space and plumbing for an American-style fridge/freezer. An outer hall provides access to both the front and rear of the home, the integral garage, and the utility room, ensuring functionality and style.

Flexible Bedroom Arrangements

Of the five bedrooms, two are on the ground floor, both generous doubles that can also serve as additional reception rooms. A fully fitted contemporary white bath suite with a rainfall shower over the bath services these bedrooms, adding convenience and flexibility. The first-floor features three incredible en-suite double bedrooms, all offering stunning sea and coastal views. The master suite is particularly opulent, with a roll-top bath under a star-lit Velux window, a large double shower, wash basin, WC, and a spacious walk-in wardrobe. One of the other bedrooms also boasts a walk-in wardrobe, ensuring ample storage throughout.

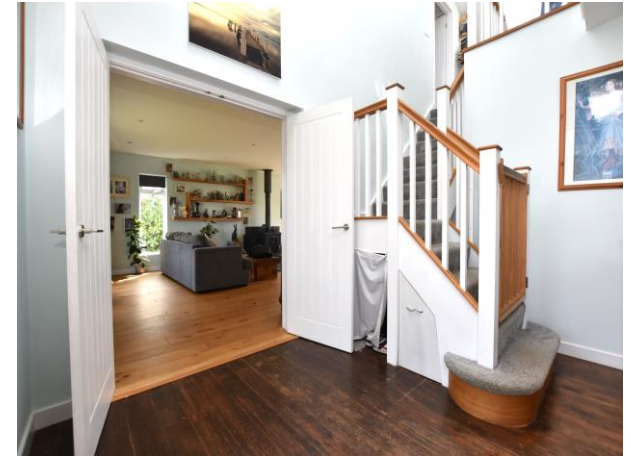
Beautiful Outdoor Spaces

Outside, the extended drive allows off-street parking for up to five cars. The rear gardens are a true delight: large, level, enclosed, private, and incredibly sunny thanks to their south-facing aspect. Perimeter beds and patio seating areas provide a great space for adults to relax and children to play safely.

A Home That Has It All

55 Arundel Way is meticulously maintained, featuring UPVC double glazing and gas-fired central heating. This home is perfect for those seeking luxurious coastal living with all the modern comforts and conveniences. Don't miss the opportunity to own this exceptional property in one of Newquay's most desirable locations. Experience the best of Lusty Glaze and make 55 Arundel Way your dream coastal 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: Large Driveway & Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Level, with step to entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall/Dining Area

21' 1" x 14' 3" (6.42m x 4.34m)

Lounge

24' 5" x 16' 4" (7.44m x 4.97m)

Kitchen/Breakfast Room

21' 0" x 9' 8" (6.40m x 2.94m)

Integral Garage

18' 0" x 9' 0" (5.48m x 2.74m)

Utility room

8' 8" x 5' 9" (2.64m x 1.75m)

Bedroom/Games Room

16' 7" x 11' 4" (5.05m x 3.45m)

Bedroom

13' 0" x 10' 5" (3.96m x 3.17m)

First Floor Landing

Master bedroom

17' 5" x 15' 10" (5.30m x 4.82m)

En-suite

9' 3" x 7' 5" (2.82m x 2.26m)

Walk in Wardrobe

9' 7" x 9' 1" (2.92m x 2.77m)

Bedroom 2

15' 8" x 14' 4" (4.77m x 4.37m)

En-suite

5' 6" x 4' 11" (1.68m x 1.50m)

Bedroom 3

17' 3" x 11' 7" (5.25m x 3.53m)

En-suite

6' 10" x 5' 0" (2.08m x 1.52m)

Walk in Wardrobe

11' 8" x 4' 8" (3.55m x 1.42m)

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2906sq.ft. (270.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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