



## 25 Sweet Briar Crescent, Newquay, Cornwall, TR7 2JP

AN INCREDIBLE FOUR BEDROOM FAMILY HOME, RENOVATED AND UPGRADED TO A VERY HIGH SPECIFICATION WITH MANY BESPOKE FEATURES, INCLUDING BEAUTIFUL OPEN PLAN LIVING, GORGEOUS KITCHEN WITH UTILITY, MASTER EN-SUITE, SUPERB LOFT ROOM, LARGE PAVED DRIVE AND THE MOST AMAZING DETACHED CABIN/MAN CAVE/GAMES ROOM.

£400,000  
Freehold

our ref: CNN8173

# KEY FEATURES



4

- INCREDIBLE EXTENDED AND UPGRADED FAMILY HOME
- FOUR DOUBLE BEDROOMS AND SUPERB LOFT ROOM
- CONTEMPORARY OPEN PLAN LIVING SPACE
- KING SIZE MASTER EN-SUITE
- BEAUTIFUL FITTED KITCHEN WITH UTILITY ROOM
- LARGE PAVED DRIVEWAY, PARKING FOR FOUR
- LOW MAINTENANCE COURTYARD GARDENS
- FULLY DETACHED GARDEN CABIN
- THE BEST "MAN CAVE" HOME BAR/CINEMA
- CLOSE TO SCHOOLS, SHOPS AND PARKS



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Energy rating (EPC) **TBC**

Council tax band: **C**

## SUMMARY

Discover Your Dream Family Home at 25 Sweet Briar Crescent, Newquay.

Welcome to Sweet Briar Crescent – a highly sought-after, family-friendly suburb in Newquay. Known for its safety, pleasant atmosphere, and excellent connectivity, this neighbourhood is perfect for families looking to settle down long-term. Close to daily amenities, recreational facilities, and local schools, it offers everything a modern family needs.

Introducing 25 Sweet Briar Crescent, a house that sets a new standard for family living. Owned and meticulously improved by a renowned local architect, this property boasts bespoke features throughout, making it one of the best homes of its type we've ever seen.

As you approach the home, a large, paved driveway greets you, comfortably allowing off-street parking for four cars. A smart anthracite grey composite door provides a contemporary touch as you enter the bright hallway, which offers space for coats and shoes. One of the four bedrooms is positioned on the ground floor, just off this main entrance hall, making it an ideal home office, especially with FTTP broadband and Cat 6 wiring installed throughout the entire home.



The living room is an impressive near 22 ft open plan space flooded with light from dual aspect windows and patio doors. The front end is perfect for living furniture and a large wall-hung TV, ideal for home cinema enthusiasts as the vendor has also installed Oxygen free copper stereo wiring. The rear end has plenty of space for the family table and flows seamlessly into the fitted kitchen. This beautifully appointed kitchen features a modern range of cream shaker units, solid Walnut work surfaces, and a range of integrated Neff appliances including an oven, induction hob, and extractor. There is also an integrated dishwasher and an Alkaline cold water filter tap. Separately from the kitchen is the utility room, which provides space and plumbing for additional white goods.

On the first floor, the remaining three bedrooms are all good-sized doubles. Bedrooms two and three have fitted wardrobes, and the master bedroom features a modern, fully tiled shower en-suite. This modern style continues into the spacious main family bathroom, which includes a corner bath suite.

Saving perhaps one of the best internal features for last is the loft room. The vendor designed this space with unique features not typically seen in loft rooms, starting with the access, which is a remote-controlled, electric action drop-down timber ladder that must be seen to be appreciated. Once in the loft room, it is bright and spacious with a Velux windows, lots of storage, and access to an additional good size loft storage area.

Outside, the driveway takes up the front, while the rear is designed for intimate social gatherings, perfect for family BBQs. Although it's not huge, it offers a lovely recreational outdoor space with quality composite

decking, a pergola, and seating space. At the foot of the garden is the detached cabin, an outbuilding specified to an incredibly high standard and a fantastic extension of the home's accommodation. Perhaps the best "man cave" we've ever seen, it is fully insulated and soundproofed with UPVC double glazing and air conditioning, making it a year-round useable space. Set up as a home bar, cinema room, and games room, it is luxurious and comfortable, known by the vendors as "The Staying Inn." This cabin is perfect for social get-togethers or cosy nights in.

The entire property is beautifully maintained, decorated, and presented with gas-fired central heating and on-trend anthracite grey UPVC double glazing. This home has it all – we love it, and we know you will too!

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## ADDITIONAL INFO

Utilities: All mains services

Broadband: FTTP. For speed please refer to Openreach website

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

Parking: Large paved drive x4

Heating and hot water: Gas central heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hallway

8' 10" x 5' 4" (2.69m x 1.62m)

## Ground floor bedroom

9' 6" x 7' 9" (2.89m x 2.36m)

## Lounge/Diner

21' 9" x 14' 2" (6.62m x 4.31m) narrowing to 8'2

## Kitchen

16' 8" x 6' 10" (5.08m x 2.08m)

## Utility room

7' 9" x 5' 5" (2.36m x 1.65m)

## First Floor Landing

13' 4" x 3' 4" (4.06m x 1.02m) maximum measurements

## Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

## En Suite

5' 4" x 5' 2" (1.62m x 1.57m)

## Bedroom Two

13' 9" x 8' 2" (4.19m x 2.49m)

## Bedroom Three

11' 0" x 8' 0" (3.35m x 2.44m)

## Bathroom

11' 3" x 7' 0" (3.43m x 2.13m)

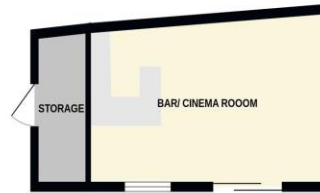
## Loft room

16' 11" x 9' 2" (5.15m x 2.79m)

## Detached Cabin/Man Cave/Bar

18' 0" x 11' 9" (5.48m x 3.58m)

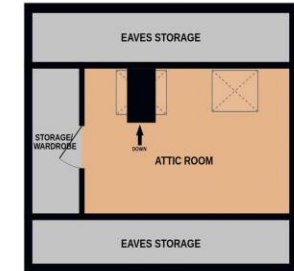
GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



ATTIC  
286 sq.ft. (26.6 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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