



## 14 Lanherne Avenue, St. Mawgan, Newquay, Cornwall, TR8 4EL

WOW FACTOR FAMILY HOME IN DESIRABLE COUNTRY VILLAGE! AN ABSOLUTELY STUNNING EXTENDED SEMI-DETACHED HOUSE WITH INCREDIBLE OPEN PLAN LIVING SPACES INCLUDING DREAM KITCHEN/DINER/FAMILY ROOM AS WELL AS FIVE FLEXIBLE BEDROOMS, GARAGE, PARKING AND BEAUTIFUL GARDENS WITH WOODLAND VIEWS.

£485,000  
Freehold

our ref: CNN9890

# KEY FEATURES



5

- STUNNING LARGE EXTENDED FAMILY HOME



2

- IMMACULATE THROUGHOUT WITH A VERY HIGH SPECIFICATION



2

- FIVE BEDROOMS WITH TWO BATHROOMS

- 31FT MAIN FAMILY LIVING ROOM WITH SNUG/PLAY AREA

- INCREDIBLE OPEN PLAN KITCHEN/DINER/FAMILY ROOM

- MAIN BATHROOM, SECONDARY SHOWER ROOM AND GRD FLR WC

- INTEGRAL GARAGE AND EXTENDED DOUBLE DRIVEWAY

- BEAUTIFUL EXTENSIVELY LANDSCAPED FAMILY GARDENS

- LARGE UTILITY/BOOT ROOM

- SUPERB FAMILY FRIENDLY VILLAGE SETTING

Energy rating (EPC) **D**

Council tax band: **D**

# SUMMARY

Welcome to 14 Lanherne Avenue, a spectacular forever home nestled in the heart of St Mawgan, a stunning traditional country village just four miles from the bustling coastal town of Newquay and close to the sought-after Mawgan Porth. St Mawgan boasts a wonderful family-friendly community centred around a picturesque village green, complete with a beautiful church, a quaint village pub, well-stocked stores/post office, and an in-demand primary school. This is quintessential village life at its finest.

Lanherne Avenue is a popular small development, perfectly located in the village, making it a lovely place to put down roots for your forever home. Number 14 is definitely a dream home, having been wonderfully renovated and extended to create a well-balanced, immaculately presented large family residence. With five bedrooms, multiple open flowing living spaces, and gorgeous private gardens, this home ticks all the right boxes and must be seen to be fully appreciated.

As you approach the home, the smart contemporary porch and extended accommodation create a striking first impression. The front drive has been extended to create parking for two, with tiled steps leading to a smart composite front door into the large porch, referred to by the vendors as a "bootility." Much more than just a porch, this is a multipurpose space- half boot room and half utility room- with



plenty of bespoke storage for coats and shoes, as well as fitted units, plumbing, and spaces for white goods to create a perfect family laundry.

Next up is a bright and spacious hallway with stairs. To the left, the lounge/diner has been both opened up and extended to the rear, measuring over 31 feet from end to end. This space is usable as both a main family living room with a rear snug/play area, incorporating dual aspect windows that include rear garden patio doors. The kitchen is what every modern family dreams of, thanks to an incredible extension that has completely opened and extended the rear of the property to create one huge open multipurpose space for eating, dining, and relaxation. The kitchen features on-trend pale grey units with marble-style work surfaces, a social island unit/breakfast bar, and plenty of room for your choice of appliances. There is an integrated dishwasher, tower fridge, and tower freezer. Additionally, there is a large space for a dining suite and another large area for a sofa suite that looks out through patio doors onto the rear gardens- no doubt the heart of this fabulous home and a superb sociable space.

The remaining ground floor accommodation consists of a WC suite, front-to-back outer hall, and integral garage. On the first floor, there are five bedrooms and two bathrooms. Three bedrooms are located within the original half of the home, including two doubles and one good-sized single. The remaining two bedrooms are located in the newer half of the upstairs, both of which are good-sized doubles. The largest has dual aspect windows with patio doors onto a private roof terrace balcony enjoying lovely woodland views. The main modern bathroom suite serves the first three bedrooms, and a secondary modern shower

suite serves the remaining two. The vendors use the newer two bedrooms and shower room as a complete master suite with a dressing room, and this area even offers annex potential.

The home features UPVC double glazing throughout (new in 2022), oil-fired central heating throughout, upgraded electrics, upgraded insulation, partial Cat 5 wiring, and Hive smart heating. The rear gardens are another standout feature- large, enclosed, sunny, and beautifully landscaped, bounding directly onto Carnation Woods for a beautiful woodland backdrop. There is a raised composite deck down to a shaped lawn with a feature sunken trampoline, bounded by a stone-chipped fire pit area and a secondary suntrap cantilevered composite deck. This home has it all- we love it, and you'll love it too!

FIND ME USING WHAT3WORDS: serious.ranches.diplomas



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage – No Gas

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

Mobile phone: Good on O2. For best network coverage please refer to Ofcom checker

Parking: Garage & Double Driveway

Heating and hot water: Oil Central Heating for both

Accessibility: Level with stepped entrance.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

**Multi Function  
Porch/Utility/Storage**  
11' 0" x 7' 5" (3.35m x 2.26m)

**Hall**  
11' 6" x 6' 0" (3.50m x 1.83m) Inc Stairs & Cupboards

**Open Plan Kitchen/Diner**  
22' 2" x 19' 10" (6.75m x 6.04m)

**Ground Floor WC**  
8' 0" x 2' 7" (2.44m x 0.79m)

**Integral Garage**  
17' 3" x 8' 5" (5.25m x 2.56m)

**Open Plan Lounge/Play Room**  
31' 6" x 11' 5" x 9'9"

**First Floor Landing**  
8' 2" x 7' 9" (2.49m x 2.36m)

**Bedroom 1**  
12' 4" x 11' 3" (3.76m x 3.43m)  
Inc Wardrobes

**Bedroom 2**  
11' 10" x 8' 4" (3.60m x 2.54m)

**Bathroom**  
8' 11" x 5' 3" (2.72m x 1.60m)

**Bedroom 3**  
11' 7" x 10' 8" (3.53m x 3.25m)

**Bedroom 4**  
10' 8" x 10' 6" (3.25m x 3.20m)  
Max Measurements into Wardrobes

**Bedroom 5**  
9' 6" x 7' 0" (2.89m x 2.13m)

**Shower Room**  
7' 5" x 3' 11" (2.26m x 1.19m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

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.  
Made with Metropix ©2024



**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.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).