

NEWQUAY
PROPERTY
CENTRE



Rabeja, 61, Carneton Close, Crantock, Newquay, Cornwall, TR8 5RY

A STUNNING FULLY REFURBISHED DETACHED BUNGALOW IN THE HIGHLY SOUGHT AFTER VILLAGE OF CRANTOCK. 3/4 BEDROOMS, VERY SPACIOUS, LOTS OF PARKING AND BEAUTIFUL GARDENS.

£495,000
Freehold

our ref: CNN4948

KEY FEATURES



3

- LARGE DETACHED BUNGALOW
- EXTENSIVELY RENOVATED THROUGHOUT



2

- 3/4 DOUBLE BEDROOMS
- PRINCIPAL BEDROOM EN-SUITE
- CONTEMPORARY SEMI-OPEN PLAN LIVING



2

- BEAUTIFUL KITCHEN & BATHROOM
- CONSERVATORY
- GARAGE, LARGE DRIVEWAY & UTILITY

Energy rating (EPC) **D**

Council tax band: **D**

- SUPERB LANDSCAPED GARDENS
- MAINS SERVICES: WATER, ELECTRICITY & DRAINAGE

SUMMARY

Crantock continues to be one of Newquay's most in demand coastal villages, situated just over 3 miles southwest of Newquay. The older part of the village is situated around its church dedicated to St Carantoc the founder of the village. St Carantoc church dates to Norman times and plays an integral part in the beautiful community that Crantock offers. Within the village square there is lovely period architecture and some quaint chocolate box cottages as well as a small range of daily amenities which extend out to West Pentire Headland, where there is the much sought after Bowgie Inn and Restaurant.

Crantock is most popular for its stunning golden sand beach, a firm family favourite with a large open beach perfect for children to play and great surfing waves, perfect for watersport enthusiasts. Crantock is just the most wonderful village to live, visit or stay.

Carneton Close is a sought-after small development on the peripherals of the immediate village centre, predominately consisting of well maintain detached bungalows.

61 Carneton Close is a fantastic fully detached, executive style bungalow with great curb appeal on one of the best size plots. Extensively refurbished throughout by the current owner, within recent years, to an extremely high modern standard which is evident in all areas. Now boasting bright, open and contemporary accommodation with 3/4 bedrooms and wonderful semi-open plan living, in addition to a fantastic large driveway and beautifully landscaped enclosed sunny gardens, this really is one of the best detached bungalows of its type we have seen in Crantock.



Principally consisting of a sheltered front entrance into spacious open hallway which affords access throughout the bungalow. Within the hallway there is a large airing cupboard and loft access. The loft is boarded, has lights and a pull-down ladder. The main formal living room is a wonderful front facing reception room with plentiful space for living furniture, large full height and width picture window and feature log burner and wood store on a beautiful black slate hearth. The living room is semi open plan via a large walkway through to the rear kitchen/diner. A great size space at 23' in length. At the dining end there is ample space for a suite with patio doors to a superb rear facing conservatory. This conservatory is a beautiful secondary reception area and a wonderful relaxation space. The kitchen has a quality range of cream shaker style units with oak effect work surfaces, modern splashbacks, integrated oven, hob, extractor, dishwasher, larder style cupboard and Karndean flooring which is continued into the conservatory. The principal bedroom en-suite is a fantastic size at nearly 22' in length. Formally this was two separate bedrooms and having dual aspect windows at the front and the rear it could be subdivided once again if required. As it stands, there is a great bedroom area with a large dressing area at opposing ends. It also has its own fully fitted shower en-suite with beautiful tiling throughout. There are a further two good size double bedrooms and a modern family bathroom with P shaped white bath suite, shower over and beautiful tiling throughout.

The property is superbly maintained and immaculately presented in light modern colours with beautiful floor coverings. There are also custom fitted blinds, UPVC double glazing and highly economical electric style radiators throughout.

Externally, there is a large tarmac driveway providing off street parking for as many as 6 vehicles. Neatly bounded by a granite top wall with low maintenance stone chip front garden and side gated access. The driveway provides

access to the garage which has an electric roller door and a rear fully fitted utility with kitchen units, sink and full plumbing connected. The rear gardens are a stunning feature, sectioned into useable areas and beautifully landscaped. From the back of the conservatory there is a paved relaxation garden with sun trap seating area. There is a secondary patio area with pergola onto a beautiful shaped lawned garden onto a low maintenance stone chipped garden corner. All enclosed by high walls for privacy, enjoying a wonderful amount of sunshine, great to sit out and enjoy but also easy to maintain and look after.

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ADDITIONAL INFO

Utilities: Mains Services Electric, Water, Drainage. No Gas

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

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

Parking: Large Drive & Garage

Heating and hot water: Electric for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

GROUND FLOOR
127.3 sq.m. (1370 sq.ft.) approx.

All measurements are approximate

Entrance Hall
9' 3" x 6' 6" (2.82m x 1.98m)
Plus 18'7 x 3' L Shaped

Airing Cupboard
5' 7" x 2' 11" (1.70m x 0.89m)

Living Room
19' 10" x 11' 4" (6.04m x 3.45m)
Semi-Open Plan to:

Kitchen/Diner
23' 0" x 9' 9" (7.01m x 2.97m)

Conservatory
10' 2" x 8' 4" (3.10m x 2.54m)
Maximum

Principal Bedroom En-suite
21' 10" x 7' 10" (6.65m x 2.39m)
Formally 2 Separate Bedrooms

En-suite
5' 10" x 5' 6" (1.78m x 1.68m)

Bedroom Two
12' 3" x 9' 10" (3.73m x 2.99m)

Bedroom Three
9' 11" x 9' 5" (3.02m x 2.87m)

Main Bathroom
8' 9" x 5' 3" (2.66m x 1.60m)

Utility Room
8' 10" x 7' 1" (2.69m x 2.16m)

Garage
15' 7" x 8' 11" (4.75m x 2.72m)



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TOTAL FLOOR AREA : 127.3 sq.m. (1370 sq.ft.) 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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