



The Whitehouse, St. Francis Road, St. Columb Road, St. Columb, Cornwall, TR9 6QE

A SPACIOUS AND EXTENDED DETACHED FAMILY HOME ON A WONDERFUL PLOT INCLUDING LARGE GARDENS, LARGE GATED DRIVEWAY, GARAGE, FOUR BEDROOMS, TWO RECEPTION ROOMS AND LOVELY COUNTRY VIEWS. CLOSE TO DAILY AMENITIES AND READY FOR BUYERS TO STAMP THEIR MARK AND CREATE A FOREVER FAMILY HOME – NO CHAIN.

£325,000
Freehold

our ref: CNN10306

KEY FEATURES



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- EXTENDED DOUBLE FRONTED DETACHED HOUSE
- FOUR BEDROOMS & TWO RECEPTION ROOMS
- SPACIOUS KITCHEN WITH UTILITY
- LARGE PLOT AND GARDENS
- LARGE GATED DRIVE WITH DETACHED GARAGE
- INSPECTION PIT IN GARAGE AND ELECTRIC DOOR
- LOVELY FAR-REACHING COUNTRY VIEWS
- CLOSE TO VILLAGE AMENITIES
- CHERISHED HOME, NOW EXCITING REFURBISHMENT PROJECT
- VACANT WITH NO ONWARD CHAIN



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Energy rating (EPC) **E**

Council tax band: **C**

SUMMARY

Welcome to The Whitehouse, a charming double-fronted period house located in the heart of St Columb Road, a popular mid-country village in Cornwall. Nestled just seven miles from the bustling coastal town of Newquay, this delightful village offers a fantastic community atmosphere, merging seamlessly with the neighbouring villages of Fraddon and Indian Queens. Here, you'll find a great range of daily amenities, including a doctors' surgery, school, parks, pubs, takeaways, and the renowned Kingsley Village business park, home to various national retailers including a Marks & Spencer's superstore.

The Whitehouse is a fully detached and extended family home, featuring large gardens and spacious accommodation that includes four bedrooms and two reception rooms. This home has been well-loved for many years by the current vendors and is now ready for new owners to make it their own. The property offers a unique opportunity to update and personalise to your own taste and style.



Upon entering, a useful porch leads into the first of two front aspect reception rooms, used as the main living room. Separately, the second reception room provides another well-proportioned family space, perfect for dining. The rear kitchen has been extended and is generously sized, featuring a range of tidy wood grain units with plenty of room for appliances. Additionally, there is access to a small sunroom and an outer hall with rear access, whilst also leading to a combined ground floor WC and utility room for added practicality.

On the first floor, there are four decent-sized bedrooms and a main family bathroom. The rear-facing bedrooms boast stunning, far-reaching country views, and the bathroom features a modern, tiled white bath suite with a shower over the shaped bath. Throughout the property, it is evident that this has been a cherished home, though it requires general updating. However, it is perfectly liveable, allowing buyers to slowly work through renovations.

The property benefits from UPVC double glazing and electric night storage heating. Outside, a large driveway extends down the side of the property with a secure five-bar gate leading to a rear detached garage that incorporates an inspection pit for budding car enthusiasts

and features an electric action door. The rear gardens are a lovely feature, thanks to their great size and wonderful open outlook over fields and countryside. The lush, mature gardens include beds, borders, lawn, and patio, providing a great space for children to safely play and adults to relax.

The Whitehouse is a superb family home in a vibrant village community, offering a great place to call home and an excellent base to explore or commute from.

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ADDITIONAL INFO

Utilities: TBC

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 Drive & Garage

Heating and hot water: Electric for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

7' 0" x 4' 1" (2.13m x 1.24m)

Lounge

16' 0" x 13' 3" (4.87m x 4.04m)

Dining Room

16' 0" x 9' 5" x 10' 8"
Widening to

Kitchen

15' 8" x 15' 0" (4.77m x 4.57m) L-Shaped Max Measurements

Outer Hall/Utility/WC

7' 5" x 7' 0" (2.26m x 2.13m)

Sun Room

10' 2" x 5' 0" (3.10m x 1.52m)

First Floor Landing

Bedroom 1

16' 0" x 10' 9" (4.87m x 3.27m)

Bedroom 2

15' 1" x 8' 1" (4.59m x 2.46m)

Bedroom 3

13' 4" x 8' 4" (4.06m x 2.54m)

Bedroom 4

11' 9" x 7' 3" (3.58m x 2.21m)

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)

Detached Garage

18' 10" x 9' 1" (5.74m x 2.77m)

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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