



## 8 Lanlovie Meadow, Cubert, Newquay, Cornwall, TR8 5JW

A LINK DETACHED FOUR-BEDROOM FAMILY HOME IN A PLEASANT CUL DE SAC POSITION WITHIN THE SOUGHT AFTER VILLAGE OF CUBERT. FAMILY SIZE ACCOMMODATION INCLUDING 19FT LIVING ROOM, SPACIOUS KITCHEN/DINER, USEFUL STUDY, GARAGE, PARKING AND CHILD FRIENDLY ENCLOSED GARDENS.

£335,000  
Freehold

our ref: CNN10226

## KEY FEATURES



4

- LINK DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- SPACIOUS KITCHEN/DINER
- 19FT LIVING ROOM WITH PATIO DOORS
- GROUND FLOOR STUDY & WC
- LEAN TO UTILITY AREA
- ENCLOSED LEVEL GARDENS
- IN NEED OF GENERAL UPDATING
- LOADS OF POTENTIAL
- GARAGE AND DRIVEWAY



2



1

Energy rating (EPC) TBC

Council tax band: **D**

## SUMMARY

Welcome to 8 Lanlovie Meadows, a modern link detached family home nestled at the end of a serene cul-de-sac within the picturesque village of Cubert. Just 4 miles from the vibrant coastal town of Newquay and a stone's throw from the stunning Holywell Bay, this property offers the perfect blend of village tranquillity and easy access to bustling seaside life.

Cubert boasts a range of essential amenities including a Post Office/General Store, a well-regarded Junior School, a Fish & Chip Shop, and a selection of pubs and restaurants. This delightful village provides a friendly community atmosphere with all the conveniences you need close at hand.

Enter through a useful front porch into a hallway with stairs. The ground floor includes a refitted modern white WC suite. The spacious 19ft dual aspect living room features real oak flooring and patio doors that open onto the garden, creating a bright and



inviting space for relaxation and family gatherings. The kitchen/diner is equipped with shaker style kitchen units, ample space for white goods, and a tall pantry cupboard, making it perfect for both cooking and dining. Additionally, the walk-through lean-to offers generous utility space and easy access to both the front and rear of the property. A ground floor study provides a quiet, dedicated space ideal for home working.

Upstairs, the first-floor hosts four well-proportioned bedrooms, offering ample space for a growing family. The main family bathroom is fitted with a white suite, including a shower over the bath, a wash hand basin within a vanity unit, and a heated chrome towel rail.

Outside, the front garden is laid to lawn and is complemented by a driveway offering off-road parking and access to the garage, which features a recently fitted electric roller door. The level rear garden includes a lawn and patio area, bordered by beds and borders, creating a private outdoor retreat.

This home benefits from UPVC double glazing and electric heating, ensuring comfort throughout the year. Additionally, 8 Lanlovie Meadows offers plenty of scope for buyers to personalise and improve the property over time, making it a fantastic opportunity to create your dream home in a sought-after location.

Don't miss out on this charming family home in the heart of Cubert Village.

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## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Available, but not currently connected. For Type and Speed please refer to Openreach website

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

Parking: Garage & Driveway

Heating and hot water: Electric Radiators & Immersion

Building safety: Requires general updating. Garage Roof is leaking

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

7' 6" x 3' 9" (2.28m x 1.14m)

## Hall

8' 0" x 5' 10" (2.44m x 1.78m) inc stairs

## WC

5' 1" x 2' 5" (1.55m x 0.74m)

## Lounge

19' 7" x 11' 0" (5.96m x 3.35m)

## Study

8' 8" x 5' 2" (2.64m x 1.57m)  
minimum measurements + recess

## Kitchen/Diner

15' 0" x 11' 1" (4.57m x 3.38m) + pantry

## Lean to/Utility

17' 8" x 5' 4" (5.38m x 1.62m)

## First Floor Landing

8' 11" x 2' 7" (2.72m x 0.79m)

## Bedroom 1

12' 0" x 11' 4" (3.65m x 3.45m)  
+ cupboards

## Bedroom 2

11' 3" x 11' 1" (3.43m x 3.38m)

## Bathroom

8' 5" x 4' 11" (2.56m x 1.50m)

## Bedroom 3

9' 4" x 8' 0" (2.84m x 2.44m)

## Bedroom 4

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

## Garage

17' 4" x 7' 11" (5.28m x 2.41m)



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