



**NEWQUAY**  
PROPERTY  
CENTRE



## **22 Red Cove Close, St. Eval, Wadebridge, Cornwall, PL27 7GB**

AN IMMACULATELY PRESENTED AND HIGHLY DESIRED LUXURY FOUR BEDROOM FAMILY HOME ON A POPULAR DEVELOPMENT BOASTING OPEN PLAN LIVING. LARGE FRONT AND REAR GARDENS, DRIVEWAY PARKING FOR FOUR CARS AND GARAGE, ON THE FRINGES OF THE NORTH CORNWALL COASTLINE.

£399,950  
Freehold

our ref: CNN10204

## KEY FEATURES



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- NEW IN 2021
- FOUR DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- DRIVEWAY PARKING
- GARAGE WITH ELECTRIC DOOR
- LARGE REAR AND FRONT GARDEN
- OPEN PLAN LOUNGE/DINER/KITCHEN
- DOWNSTAIRS W/C
- CLOSE TO MAWGAN PORTH
- MASTER BEDROOM ENSUITE



1



3

Energy rating (EPC) **B**

Council tax band: **D**

## SUMMARY

Situated near the increasingly popular location of Mawgan Porth, just moments from the idyllic beach of Porthcothan and the stunning north Cornwall coastline, St Eval is home to a recent development of luxury homes. This area is nestled between some of Cornwall's most desirable locations, within a short drive of the iconic Padstow harbour, Wadebridge, Newquay, and offers fantastic transport links to the A30 and airport. St Eval has become one of the most up-and-coming areas, offering an ideal blend of affordability and desirability. 22 Red Cove Close exemplifies open-plan living at its finest. The L-shaped kitchen, dining room, and lounge create a fantastic flow and a welcoming entertaining space, making this room the heart of the home. The kitchen features a well-designed U-shaped layout with a range of integrated appliances, ample worktop space, and a unique, stylish finish. The modern flooring throughout the kitchen and dining area ensures a clean and tidy space from the front to the back of the property.



Patio doors from the dining area allow for seamless indoor-outdoor living. The lounge area is spacious enough to accommodate a variety of lounge furniture. For technical needs, the main wall features a centralized media plate. The lounge itself adds a touch of comfort and cosiness to the open plan room. The main hallway at the front of the property includes a handy understairs cupboard for storage and provides access to the downstairs toilet and stairs. Ascending to the first floor, you'll find three generously sized double bedrooms, each offering ample space for a variety of bedroom furniture. The rear bedrooms boast delightful views over the garden and the neighbouring fields. This floor also includes a fully equipped family bathroom, featuring part-tiled walls, a white bathroom suite and bath with an overhead shower, providing both functionality and style. Rising to the second floor, you'll encounter a top-floor landing with another useful storage cupboard, shelved by the current owners for extra storage. This floor is dedicated to the master ensuite bedroom, a spacious and well-designed area with in-built storage and a practical desk space, all illuminated by a large Velux window and Dormer, providing dual-aspect light and scenic views. The ensuite shower room is equally impressive, with



part-tiled walls, a modern double shower unit, a white bathroom suite, and a heated towel rail, ensuring comfort and luxury. Outside, the property continues to impress. The front of the house features a large garden, driveway parking for four to five cars, and a fully powered garage equipped with an upgraded electric roller door. The rear of the property boasts an incredibly large garden, offering vast space and potential for further landscaping or development. In summary, 22 Red Cove Close is maintained to an immaculate condition and has undergone numerous upgrades by the current owners. It occupies the second largest plot in the development, offering significant potential for further development, subject to relevant planning permissions. This home is a prime example of

## ADDITIONAL INFO

Utilities: All Mains Broadband: Available. For Type and Speed please refer to Openreach website Mobile phone: Available. For best network coverage please refer to Ofcom checker Parking: Driveway x 4 plus Garage Heating and hot water: Mains Gas Accessibility: Level Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

## Lounge/Kitchen/Diner

26' 3" x 19' 1" (7.99m x 5.81m)

## Bedroom 1

14' 9" x 13' 10" (4.49m x 4.21m)

## Ensuite

9' 3" x 5' 0" (2.82m x 1.52m)

## Bedroom 2

15' 9" x 8' 8" (4.80m x 2.64m)

## Bedroom 3

11' 3" x 10' 1" (3.43m x 3.07m)

## Bedroom 4

14' 3" x 7' 5" (4.34m x 2.26m)

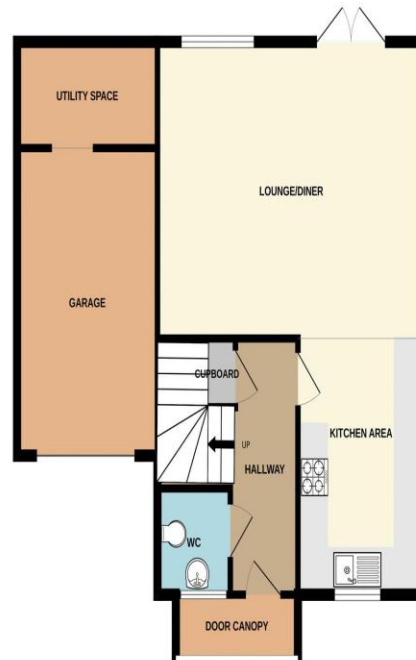
## W/C

5' 1" x 4' 11" (1.55m x 1.50m)

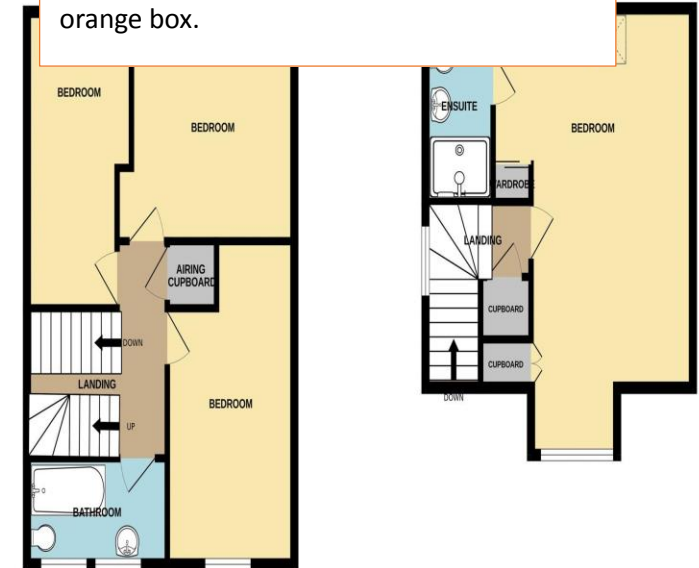
## Bathroom

10' 3" x 4' 11" (3.12m x 1.50m)

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



This floorplan may load looking stretched or squashed, and you may need to reshape it or resize it here now. Please then delete this orange box.



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TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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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