



1 Sunny Corner, Sunnyside Park, Quintrell Downs, Newquay, Cornwall, TR8 4SA

A STUNNING FULLY RESIDENTIAL PARK HOME, NEW IN 2021. VAST 45 X 22FT HOME WITH LUXURIOUS ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, MASTER ENSUITE, 32FT OPEN PLAN LIVING AREAS, SUNTRAP BALCONY, COUNTRY VIEWS, LOVELY GARDENS, TRIPLE DRIVEWAY AND GARAGE – EASILY ONE OF THE BEST EVER WE'VE SEEN!

£260,000
Leasehold

our ref: CNN10435

KEY FEATURES



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1



2

Energy rating (EPC) Exempt

Council tax band: **A**

- STUNNING AND VAST 45 X 22FT FULLY RESIDENTIAL PARK HOME
- NEW IN 2021 WITH 10-YEAR WARRANTY
- IMMACULATE AS NEW CONDITION, AVAILABLE FULLY FURNISHED
- 33FT OPEN PLAN LOUNGE/DINER/KITCHEN WITH VAULTED CEILING
- TWO SETS OF PATIO DOORS ONTO LARGE, IMPRESSIVE SUN DECK
- TWO KING-SIZE BEDROOMS WITH MASTER ENSUITE
- BEAUTIFULLY FITTED DESIGNER KITCHEN WITH BOSCH APPLIANCES
- SECONDARY DOUBLE SHOWER SUITE AND CLEVER UTILITY SPACE
- TRIPLE PAVED DRIVEWAY AND 20FT GARAGE
- EASILY ONE OF THE VERY BEST WE'VE EVER SEEN!

SUMMARY

Welcome to 1 Sunny Corner, an exceptional opportunity to embrace luxurious, low maintenance living on Newquay's most sought-after residential park for those aged 50 and over. Nestled in the heart of Sunnyside Park in Quintrell Downs, this stunning 2021 Timber Venture park home is one of the finest examples available. Set in a peaceful cul-de-sac with just four properties, it offers unparalleled tranquillity and privacy, with no through-traffic and beautiful views over the surrounding countryside.

This property is ideally located, combining a quiet semi-rural setting with easy access to local amenities. Just a short walk from the village's daily conveniences and a brief journey to nearby Newquay's broader range of shops and services, Sunnyside Park has quickly established itself as a premier destination for those approaching or enjoying their retirement years. Sunny Corner is considered one of the best areas in the park, offering an enviable location toward the bottom of the development with expansive, open views.

Number 1 is a fantastic example of modern park home living, notable for its size, condition, and specification. New in 2021 and sold with the balance of a 10-year manufacturer's warranty, this impressive 45 x 22 Timber Venture home combines stylish design with practicality. The property sits on a desirable corner plot with a large block-paved driveway providing off-street parking for three cars. Additionally, there is a spacious 20ft garage with mains power connected.



A few steps lead to the anthracite grey composite front entrance door, beautifully complemented by light grey cladding, ensuring a hassle-free, low-maintenance exterior. Inside, the home is equally impressive. The spacious hallway doubles as a utility area, featuring floor-to-ceiling storage with a plumbed-in washer/dryer. A glazed oak door fills the space with natural light, leading to the main living area, which truly has the 'wow' factor. This large open-plan area measures nearly 33 feet at its widest point and feels even more expansive thanks to the vaulted ceiling and double sets of patio doors. The layout is thoughtfully designed to create a sense of three distinct yet connected spaces for relaxing, dining, and cooking.

The sleek kitchen boasts a fully fitted range of light grey units and high-quality Bosch appliances, while the dining and living areas have ample room for full-size furniture, making it an ideal space for entertaining or unwinding. Both bedrooms are king-sized and follow a cohesive design theme, with the larger master featuring a walk-through wardrobe/dressing area and a luxurious en suite. The en suite is particularly impressive, offering an oval roll-top bath, floating vanity with a wash basin, a large shower enclosure, and a soft-close WC. This level of elegance continues into the additional shower room, which serves as both a guest bathroom and a private space for bedroom two.

Outside, the garden, driveway, and garage extend across four sides of the property, with a level lawn on two sides and a fantastic large sun deck accessible from both the garden and the patio doors. From here, you can soak up the sunshine and take in the stunning views across miles of open countryside. Immaculately maintained and beautifully presented, this home offers the perfect blend of luxury, practicality, and serenity, making it a true standout in the park. With UPVC double glazing, gas-fired central heating, and the option to purchase fully

furnished, 1 Sunny Corner is ready for you to move in and start enjoying the relaxed lifestyle it offers in abundance.

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Lease Start Date: December 2021

Ground rent: £203.58pcm

Ground rent review period: Annually

Freeholder: Sunnyside Parks Ltd

Management Company: Sunnyside Parks Ltd

Residential letting: No

Holiday letting: No

Pets: Yes

Any other relevant lease info: Minimum Age Stipulation for persons aged 50 years old and over

ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. Private Avanti Gas

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

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

Parking: Triple Drive & Garage

Heating and hot water: Gas Central Heating for both

Construction: Park Home

Accessibility: Stepped Entrance



FLOORPLAN & DIMENSIONS

Entrance/Utility Room

8' 7" x 6' 9" (2.61m x 2.06m)

Vaulted Lounge/Diner

32' 10" x 14' 0" (10.00m x 4.26m)

Kitchen

10' 5" x 10' 1" (3.17m x 3.07m)

Bedroom 2

10' 3" x 9' 5" (3.12m x 2.87m) plus Wardrobes

Shower Room

8' 0" x 6' 9" (2.44m x 2.06m)

Master bedroom

10' 9" x 10' 3" (3.27m x 3.12m)

En-suite Bath/Shower

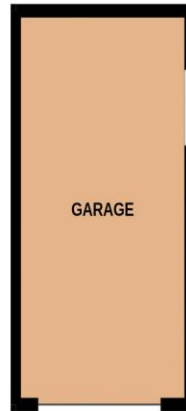
9' 4" x 8' 10" (2.84m x 2.69m) max measurements

Walk through Dressing Room

10' 9" x 5' 2" (3.27m x 1.57m)
max measurements

Garage

20' 1" x 8' 3" (6.12m x 2.51m)



GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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