



NEWQUAY
PROPERTY
CENTRE



Chynoweth, Trevenson Road, Trencreek, Newquay, Cornwall, TR8 4NU

A SUPERB EXECUTIVE STYLE DETACHED FAMILY HOME WITH VERY SPACIOUS ACCOMMODATION INCLUDING FOUR DOUBLE BEDROOMS, TWO BATHROOMS, 24FT OPEN PLAN LOUNGE/DINER, MODERN KITCHEN, SEPARATE UTILITY ROOM, INTEGRAL GARAGE, OFF STREET PARKING AND SUNNY WEST FACING GARDENS.

£445,000
Freehold

our ref: CNN10511

KEY FEATURES



4

- FOUR SPACIOUS DOUBLE BEDROOMS
- LARGE 24FT OPEN-PLAN LOUNGE/DINER
- WALKING DISTANCE TO SCHOOLS
- SHORT WALK TO PORTH BEACH
- WEST-FACING ENCLOSED REAR GARDEN
- IMMACULATE MODERN INTERIOR THROUGHOUT
- AMPLE OFF-STREET PARKING ON GRAVEL DRIVEWAY
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- POTENTIAL FOR OPEN-PLAN KITCHEN DESIGN
- BRIGHT DUAL-ASPECT LIVING SPACES



1



2

Energy rating (EPC) **D**

Council tax band: **E**

SUMMARY

Chynoweth, Trevenson Road, Newquay: A Spacious Family Home in a Prime Location

Welcome to Chynoweth, a beautifully maintained and modern four-bedroom detached home nestled on Trevenson Road in the highly desirable Tretherras area of Newquay. Located on the suburban edge of town, this home is ideally situated just a short walk from Newquay's top-rated schools, including Tretherras School, making it perfect for families. Porth Beach is also within walking distance, and the vibrant town centre is less than two miles away.

Built by a renowned local builder, Chynoweth forms part of a bespoke pair of homes in a private development. With over thirty years of cherished ownership, this property has been lovingly cared for and is in immaculate condition throughout. The bright, spacious accommodation is designed for modern family life, featuring four double bedrooms and generous open-plan living spaces.



The home boasts a welcoming front porch leading into a large hallway with ample storage. The heart of the home is the impressive 24ft front-to-back lounge/diner, flooded with natural light from dual-aspect windows and patio doors that open onto the sunny west-facing garden. A cosy multi-fuel burner adds warmth and charm, creating a perfect space for both relaxation and entertaining. The modern kitchen offers quality maple wood shaker units and integrated appliances, with the option to open it up to the dining area for a fully open-plan layout if desired. A utility room, separate WC, and integral garage with an electric door add convenience and practicality.

Upstairs, the first-floor landing offers loft access and more storage. The four double bedrooms, three of which are spacious enough for king-sized beds, are served by a contemporary family bathroom and a secondary shower suite, both styled with crisp white finishes. The entire property is neutrally decorated, with UPVC double glazing and night storage heating ensuring comfort and energy efficiency.

Outside, the home benefits from a large gravel driveway providing ample off-street parking. The enclosed, west-facing rear garden is the perfect size for both children to play and adults to relax, with a lawn, patio, and established shrubs and trees.

Chynoweth offers the perfect blend of modern living, space, and location – a truly fabulous family home in one of Newquay’s most sought-after areas. Don’t miss your chance to view this exceptional property!

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ADDITIONAL INFO

Utilities: Mains Water, Drainage & Electric. No Gas

Broadband: Fibre to the premises. For Type & Speed please refer to Openreach website

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

Parking: Gravel Drive x 4 plus Garage

Heating and hot water: Electric Night Storage Heaters & Immersion

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

6' 8" x 6' 7" (2.03m x 2.01m)

Hallway

12' 9" x 7' 0" (3.88m x 2.13m) Inc Stairs & Cupboard

Lounge/Diner

24' 5" x 15' 10" (7.44m x 4.82m) Narrowing to 10'4

Kitchen

11' 2" x 10' 6" (3.40m x 3.20m)

W/C

4' 9" x 2' 9" (1.45m x 0.84m)

Utility room

8' 0" x 5' 10" (2.44m x 1.78m) plus cupboard

First Floor Landing

13' 6" x 5' 11" (4.11m x 1.80m) T-Shaped Max

Bedroom 1

13' 10" x 12' 10" (4.21m x 3.91m)

Bedroom 2

12' 0" x 9' 6" (3.65m x 2.89m)

Bedroom 3

11' 2" x 10' 4" (3.40m x 3.15m)

Bedroom 4

10' 6" x 8' 1" (3.20m x 2.46m)

Bathroom/W.C

8' 0" x 7' 9" (2.44m x 2.36m)

Shower Room/W.C

5' 11" x 4' 10" (1.80m x 1.47m)

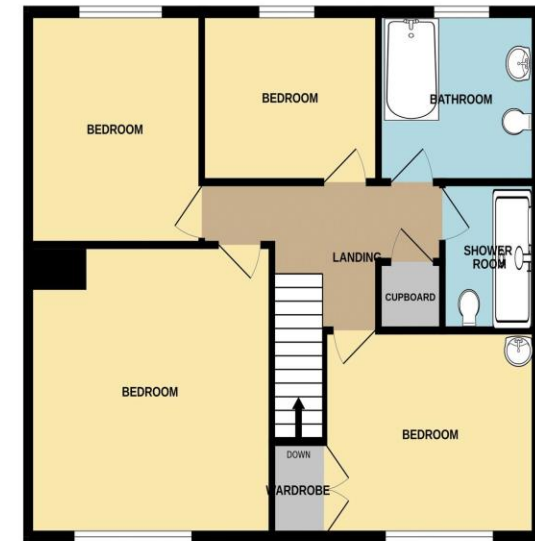
Garage

16' 6" x 8' 6" (5.03m x 2.59m)

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



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📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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