



16 Stret Euther Penndragon, Nansledan, Newquay, Cornwall, TR8 4FB

AN EXCEPTIONAL THREE-STORY DETACHED FAMILY HOME IN NANSLEDAN, BOASTING GENEROUS LIVING SPACE AND A SMART, WELL-DESIGNED LAYOUT. FEATURING FOUR DOUBLE BEDROOMS, TWO LUXURIOUS ENSUITES, A PRIVATE ENCLOSED GARDEN, AND AN IMPRESSIVE DETACHED DOUBLE GARAGE/COACH HOUSE WITH A VERSATILE MULTI-PURPOSE ROOM

£485,000
Freehold

our ref: CNN10758

KEY FEATURES



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Energy rating (EPC) **B**

Council tax band: **E**

- DETACHED FAMILY HOME WITH FLEXIBLE LAYOUT
- DUAL-ASPECT KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM WITH LOG BURNER
- FOUR BEDROOMS, TWO WITH ENSUITES
- HIGH-SPEED BROADBAND AND GAS CENTRAL HEATING
- PRIVATE, ENCLOSED REAR GARDEN WITH PATIO
- DETACHED DOUBLE GARAGE WITH MAINS POWER
- LARGE 18FT² COACH HOUSE RECEPTION ROOM
- ANNEX POTENTIAL SUBJECT TO CONSENTS
- CLOSE TO BEACHES AND NEWQUAY TOWN CENTRE

SUMMARY

Nestled in the heart of Nansledan, 16 Stret Euther Penndragon is an exceptional detached family home that perfectly balances modern living with timeless design. This thoughtfully crafted property, built in 2016 by the renowned Morrish Homes, offers three storeys of flexible accommodation, making it an ideal choice for families, professionals working from home, or those seeking annex potential. Designed to complement the architectural vision of Nansledan, the home seamlessly integrates sustainable materials with elegant finishes, creating a residence that is as functional as it is beautiful.

As you step inside, a spacious and welcoming hallway greets you, complete with fitted storage and oak-topped stairs leading to the upper levels. The heart of the home is a stunning dual-aspect kitchen/diner, designed for both practicality and sociability. Featuring modern cream-colored units, walnut-effect work surfaces, and integrated appliances- including an oven, hob, extractor, dishwasher, and fridge/freezer- this space is perfect for family gatherings, with ample room for a large dining table. The ground floor also includes a spacious WC suite and a versatile



fourth bedroom, which could easily serve as a home office, making it ideal for remote working.

On the first floor, the bright and airy living room is a true retreat, boasting dual-aspect twin bay windows, and a cosy fitted log burner. This level also hosts the first of two ensuite double bedrooms, offering comfort and privacy. Ascending to the second floor, you'll find two additional bedrooms, including another ensuite double room, along with a stylish family bathroom. All bathrooms and ensuites feature a cohesive contemporary design, complete with elegant tiling and sleek white suites.

Externally, the rear garden is a private oasis- perfect for relaxation or play. Enclosed and level, it features a lawn, patio, and raised beds, providing a safe and enjoyable space for both children and adults. At the rear there is both gated access and an incredible fully detached double garage/coach house. This versatile space includes a large ground-floor double garage with mains power and, above it, an impressive 18ft square reception room, accessed via external stairs. Whether used as a home office, hobby space, studio, or even a bedroom for older children, this flexible room offers endless possibilities. With the

necessary consents, the entire coach house could even be converted into an annex, making it a truly rare and valuable feature.

Set within the sought-after community of Nansledan, just moments from Newquay's golden beaches and vibrant town centre, this home embodies the perfect blend of contemporary convenience and classic charm. Offering space, style, and adaptability, 16 Stret Euther Penndragon is a remarkable property that caters to modern family life in a picturesque coastal setting.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: Fibre to the property (For Type and Speed please refer to Openreach website)

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

Parking: Double Garage

Heating and hot water: Gas Central Heating for Both

Covenants: Duchy Code

Accessibility: Level Mining: Standard searches include a Mining Search.

Estate Management Fee: TBC

FLOORPLAN & DIMENSIONS

Hallway

14' 4" x 10' 4" (4.37m x 3.15m) L-Shaped Max

Kitchen/ Diner

22' 2" x 11' 2" (6.75m x 3.40m)

Study/ Bedroom Four

10' 6" x 8' 2" (3.20m x 2.49m)

WC

6' 4" x 5' 7" (1.93m x 1.70m)

First Floor

10' 6" x 10' 5" (3.20m x 3.17m) Including Stairs

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m) Including Wardrobes

En-suite

10' 4" x 4' 2" (3.15m x 1.27m)

Lounge

21' 1" x 11' 2" (6.42m x 3.40m)
Max Into Bay

Second Floor

13' 8" x 10' 5" (4.16m x 3.17m)
Max Including Stairs

Bathroom

8' 7" x 8' 1" (2.61m x 2.46m)

Bedroom Two

11' 10" x 9' 8" (3.60m x 2.94m)

En-suite

8' 1" x 4' 5" (2.46m x 1.35m)
Narrowing to 2'10"

Bedroom Three

11' 1" x 9' 10" (3.38m x 2.99m)

Detached Double Garage

18' 3" x 18' 2" (5.56m x 5.53m)

Coach House

18' 10" x 18' 0" (5.74m x 5.49m)



TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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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