



1 Chynance Drive, Newquay, Cornwall, TR7 2AB

A LARGER THAN AVERAGE FIVE BEDROOM FAMILY HOME WITH A SELF CONTAINED ONE BEDROOMED ANNEXE IN A POPULAR RESIDENTIAL AREA WITH VIEWS OF THE RIVER GANNEL, GARDENS TO THREE SIDES AND OFF STREET PARKING.

£475,000
Freehold

our ref: CNN10420

KEY FEATURES



6

- LARGE DETACHED FAMILY HOME



2

- FIVE BEDROOMS PLUS ANNEXE



3

- PARKING FOR THREE VEHICLES

- MODERN KITCHEN DINER

- LIGHT AND SPACIOUS LOUNGE

- HILLSIDE VIEWS

- GARDENS TO THREE SIDES

- WELL PRESENTED THROUGHOUT

- DIVERSE AND FLEXIBLE ACCOMMODATION

- INCOME POTENTIAL

Energy rating (EPC) **D**

Council tax band: **E + A for Annexe**

SUMMARY

Chynance Drive is a peaceful and well-established residential street located on the outskirts of the bustling Town Centre. This sought-after location offers the perfect balance of tranquility and convenience, with easy access to a wide range of town amenities, including shops, restaurants, and leisure facilities. Residents can enjoy the stunning natural beauty of the nearby coastline, with golden sandy beaches just moments away. The picturesque Gannel Estuary, known for its scenic walking trails and diverse wildlife, is within easy reach, while the world-famous Fistral Beach—renowned for its exceptional surf and breathtaking ocean views—is just a short distance away. Additionally, the area benefits from proximity to reputable local schools, making it an ideal choice for families.

This stunning, detached five-bedroom home offers an exceptional opportunity to acquire a spacious and well-appointed residence in a highly sought-after residential area. Ideally located close to the town centre and picturesque beaches, this property also enjoys breathtaking views of the Gannel Estuary and the rolling countryside beyond. With the additional advantage of a self-contained annexe, this home is perfect for multi-generational living or potential rental income.

Beautifully presented throughout, the property is light, airy, and generously proportioned. Upon entering, you are welcomed into a versatile entrance hallway, which also serves as a practical utility space, featuring plumbing for a washing machine and ample room for additional appliances. A door from this area provides convenient access to the rear of the property.



The heart of the home is the impressive 20-foot kitchen/diner, designed for modern living. It boasts a sleek and contemporary range of grey gloss units, complemented by an integrated eye-level oven. There is ample space to accommodate a large dining table, making it a perfect space for family meals and entertaining. A large rear-facing window allows for an abundance of natural light and offers pleasant garden views.

Leading from the inner hallway, which also houses a useful storage cupboard containing the electrical meters, is the expansive 20-foot lounge. This inviting living area is enhanced by a large picture window to the front, allowing for plenty of natural light to flood the space.

The ground floor also hosts three well-proportioned bedrooms, two of which benefit from direct access to the outdoor area. These rooms offer flexibility for use as additional reception spaces, guest rooms, or home offices. The stylish and modern shower room is partly tiled and comprises a white suite with a spacious double shower cubicle, WC, washbasin, and a heated towel rail.

Ascending to the first floor, you will find two further bedrooms, both benefiting from built-in wardrobes. One of these rooms enjoys stunning views across the Gannel Estuary. A well-appointed family bathroom serves this level, featuring a bath with an overhead shower, a WC, and a washbasin.

This property is equipped with gas central heating, with a combi boiler conveniently mounted in the utility area. Furthermore, all windows and doors were replaced in February 2018, ensuring modern efficiency and security. The home is decorated to a high standard throughout, with a tasteful mix of tiled flooring and carpets enhancing its stylish appeal.

The self-contained annexe, accessible via its own private entrance, offers an excellent additional living space. Inside, an open-plan kitchen/diner features a basic range of fitted units and provides ample room for a dining table. A few steps lead down to a cosy sitting room and a separate bedroom. The annexe is heated via gas central heating.

Externally, the property boasts usable gardens on three sides, including astro turf to the front, a stone patio to the side, and a raised level decking area to the rear. All of these spaces offer ample room for garden furniture, creating an excellent setting for BBQs making it perfect for outdoor entertaining.

In summary, this rare and substantial family home, complete with a separate annexe, is situated in one of the most desirable residential streets in the area. With its spacious interiors, modern features, and superb location, this property is a fantastic opportunity for discerning buyers. Viewing is highly recommended.

FIND ME USING WHAT THREE WORDS: [Newspaper.archive.glades](#)

ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

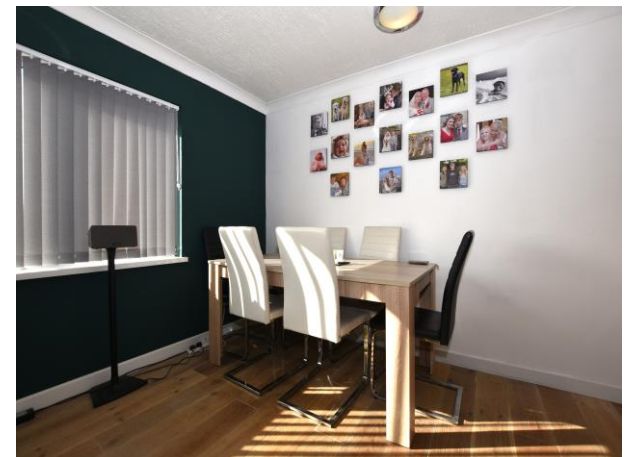
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway parking x 3 cars

Heating and hot water: Gas Central Heating for both

Accessibility: Sloped access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway/Utility Room

19' 1" x 5' 10" (5.81m x 1.78m)

Kitchen/Diner

20' 9" x 12' 1" (6.32m x 3.68m)

Inner Hallway

Bedroom 1

16' 3" x 12' 6" (4.95m x 3.81m)

Bedroom 2

11' 8" x 8' 9" (3.55m x 2.66m)

Bedroom 3

10' 4" x 9' 10" (3.15m x 2.99m)

Shower Room

6' 9" x 6' 9" (2.06m x 2.06m)

Living Room

20' 10" x 11' 8" (6.35m x 3.55m)

First Floor Bedroom 4

12' 2" x 11' 9" (3.71m x 3.58m)

First Floor Bedroom 5

11' 11" x 8' 5" (3.63m x 2.56m)

First Floor Bathroom

7' 11" x 6' 1" (2.41m x 1.85m)

Annexe

Kitchen/Diner

11' 0" x 10' 2" (3.35m x 3.10m)

Living Room

14' 0" x 9' 0" (4.26m x 2.74m)

Bedroom

13' 2" x 12' 6" (4.01m x 3.81m)



LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).