



## **32 Bedowan Meadows, Tretherras, Newquay, Cornwall, TR7 2SN**

WOW-FACTOR DETACHED HOME BOASTING OVER 170M<sup>2</sup> OF LUXURIOUS EXTENDED ACCOMMODATION. IMMACULATE THROUGHOUT WITH MANY UNIQUE DESIGN FEATURES. FIVE SPACIOUS BEDROOMS, TWO EN-SUITES, VAST OPEN-PLAN LIVING AREAS WITH A HIGH-END KITCHEN/DINER AND BI-FOLD DOORS TO SUN-DRENCHED GARDENS.

Guide Price £600,000  
Freehold

our ref: CNN10706

## KEY FEATURES



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- LUXURIOUSLY EXTENDED FIVE-BEDROOM DETACHED BUNGALOW
- OVER 170M<sup>2</sup> OF HIGH-END FAMILY LIVING SPACE
- STUNNING VAULTED CEILING LIVING ROOM WITH BI-FOLDS
- GORGEOUS KITCHEN/DINER WITH CENTRAL ISLAND UNIT
- TWO BEAUTIFULLY APPOINTED EN-SUITE BEDROOMS
- SUN-DRENCHED SOUTH-FACING PRIVATE REAR GARDEN
- AMPLE OFF-STREET PARKING FOR UP TO FOUR CARS
- PLANNING PERMISSION FOR DETACHED DOUBLE GARAGE
- QUIET CUL-DE-SAC LOCATION NEAR AMENITIES
- NEWLY REFURBISHED WITH CONTEMPORARY HIGH-END FINISHES



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Energy rating (EPC) **C**

Council tax band: **D**

## SUMMARY

Nestled in the highly sought-after suburb of Tretherras, 32 Bedowan Meadows is an exceptional detached bungalow that has been expertly refurbished and extended to a size, style, and specification rarely seen in the area. Boasting over 170m<sup>2</sup> of luxurious accommodation, this stunning five-bedroom home offers an unparalleled level of modern comfort, perfectly suited to contemporary family living.

From the moment you arrive, the property impresses with its spacious gravelled driveway, offering off-street parking for up to four cars, with the added benefit of consented planning permission for a detached double garage. Tucked away at the end of a quiet cul-de-sac, the home enjoys a peaceful yet highly convenient location, just a short distance from local amenities, Trenance Park, and popular schools.

Step inside, and you are greeted by a stylish and spacious hallway with ample fitted storage. A separate utility room ensures practicality for busy family life, while the heart of the home- the showstopping kitchen/diner- steals the spotlight. Designed for both entertaining and everyday use,



this breathtaking space features a high-end, fully fitted kitchen with integrated appliances, a large central island, and a dramatic double-height ceiling. Bi-fold doors seamlessly connect the indoors to the sun-drenched, south-facing garden, creating an effortless flow for al fresco dining and summer gatherings.

Adjoining the kitchen/diner is the equally impressive living room, a vast, vaulted space filled with natural light from multiple windows and its own set of bi-fold doors also onto the gardens. Thoughtfully designed to accommodate both relaxation and entertaining, this stunning area is complemented by a contemporary corner log burner, adding warmth and charm for cosy evenings in.

The home's five double bedrooms offer exceptional comfort, with two benefiting from beautifully appointed en-suite shower rooms, including a luxurious main suite complete with a his-and-hers vanity unit. The remaining three bedrooms share a sleek and stylish family bathroom, which includes both a bath and a double shower, all finished to an impeccable standard. Throughout the property, contemporary black UPVC double glazing and gas-fired central heating- radiators and underfloor heating in key areas- ensure efficiency and comfort.

Outside, the south-facing rear garden is a true extension of the living space, designed for relaxation and enjoyment. A large porcelain patio leads seamlessly onto a level lawn, enclosed by fresh, white-painted walls for privacy. A feature deck with a pergola creates an inviting outdoor retreat, while gravelled pathways and a bespoke fitted shed add practicality. Finished to the highest standards with fresh décor and brand-new flooring throughout, this home is a rare find, offering the perfect balance of style, space, and functionality in one of Newquay's most desirable locations. Viewing is essential to fully appreciate everything this incredible property has to offer.

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## 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 & planning permission for double garage

Heating and hot water: Gas central heating for both

Planning: Planning development proposed nearby. Ask agent for further details

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

9' 1" x 8' 0" (2.77m x 2.44m)  
Max into cub

## Utility room

8' 0" x 5' 8" (2.44m x 1.73m)  
Max

## Kitchen/ Diner

2' 3" x 15' 2" (0.69m x 4.62m)

## Living Room

25' 4" x 21' 6" (7.72m x 6.55m)

## Inner Hallway

## Bedroom One

13' 6" x 12' 5" (4.11m x 3.78m) Max

## En-suite

8' 6" x 6' 2" (2.59m x 1.88m)

## Bedroom Two

13' 11" x 8' 2" (4.24m x 2.49m)  
L-Shaped Max

## Bathroom

9' 6" x 6' 1" (2.89m x 1.85m)

## En-suite

5' 10" x 4' 10" (1.78m x 1.47m)

## Bedroom Three

13' 2" x 9' 9" (4.01m x 2.97m)

## Bedroom Four

14' 9" x 8' 8" (4.49m x 2.64m)

## Bedroom Five

8' 10" x 8' 2" (2.69m x 2.49m)

Planning Permission granted  
for double garage

GROUND FLOOR  
1851 sq.ft. (172.0 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 1851sq.ft. (172.0 sq.m.) approx.

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