



1a The Glebe , Cubert, Newquay, Cornwall, TR8 5HA

A CHARACTERFUL AND BEAUTIFULLY UPDATED GROUND FLOOR TWO BEDROOM APARTMENT WITH ITS OWN SOUTHERLY FACING GARDEN, SUN DECK AND DRIVEWAY PARKING. LOCATED IN A QUIET SIDE STREET WITHIN THE HIGHLY DESIRABLE COASTAL VILLAGE OF CUBERT.

£235,000
Leasehold

our ref: CNN10800

KEY FEATURES



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- TWO-BEDROOM GROUND FLOOR APARTMENT IN CUBERT VILLAGE
- STYLISH OPEN-PLAN KITCHEN/DINER WITH SHAKER KITCHEN
- STYLISH BATHROOM WITH PATTERNED TILING, BATH AND SHOWER
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO SUNNY GARDEN
- LOG BURNER IN LIVING ROOM FOR COSY AMBIENCE
- FRONT GARDEN WITH DECKED AREA, SHRUB BORDERS, AND PLAYHOUSE
- DRIVEWAY PARKING FOR ONE CAR
- IDEAL FIRST TIME BUY OR HOLIDAY HOME
- PERFECT OPTION FOR RETIREES
- CLOSE BY TO HOLYWELL BAY BEACH



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Energy rating (EPC) **C**

Council tax band: **A**

SUMMARY

Nestled in the peaceful village of Cubert, just a short distance from the stunning Cornish coast, 1a The Glebe offers an idyllic blend of countryside charm and coastal convenience. The village is surrounded by beautiful beaches, scenic walking trails, and a friendly local community, providing a perfect backdrop for a relaxed and vibrant lifestyle.

This well-presented two-bedroom ground floor apartment boasts a stylish interior, full of character and charm. The main access to the property is through a delightful decked courtyard, offering ample space for outdoor dining and relaxation, along with a covered pergola and rear storage.

As you enter, you'll find yourself in the open-plan kitchen diner, a bright and welcoming space that provides plenty of room for a dining table. The kitchen is fitted with a range of blue shaker-style base units, complemented by worktops with a sink and drainer unit. It includes an electric oven with an electric hob and space for a washing machine and under-counter fridge/freezer. An enclosed cupboard cleverly houses the electric boiler. From the kitchen, a door leads into the inner hallway, which gives access to the beautifully finished bathroom and the spacious living room. The second bedroom is accessed via the kitchen, offering a quiet and private space.

The bathroom has been thoughtfully designed with stylish patterned tiling, a bath with an overhead shower, a vanity sink unit with a mirror and storage beneath, as well as a low-level WC, creating a modern and sophisticated space.



The light-filled living room is a delightful space to unwind, featuring French doors that open onto the sunny garden, enhancing the flow between indoors and out. A log burner adds warmth and charm to this spacious and inviting room. From the living room, you can access the master bedroom, which overlooks the garden and provides ample space for bedroom furniture, along with a large wardrobe area for added convenience.

The second bedroom is a good-sized double, ideal for guests, a home office, or a child's room.

Externally, the property enjoys a front garden that is sunny and private, with a decked area directly off the French doors – perfect for enjoying the warmer months. The garden is beautifully bordered with shrubs and fencing, and also features a charming wooden playhouse. A gravelled driveway parking area adds further convenience. There is further parking available for residents of The Glebe on a first come first serve basis by the Church.

This property has the benefit of electric central heating and a water tank providing instant hot water. (The boiler and water tank were replaced in February 2021.) The windows and french doors were also replaced in recent years.

Character barn doors feature throughout the property, adding to the home's charm and unique character. With its modern finishes, beautiful outdoor space, and a location that offers both peace and convenience, 1a The Glebe is a delightful home that provides the best of both worlds in a tranquil village setting.

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THE LEASE:

Length of Lease: 980 years

Lease Start Date: 2013

Ground rent: Peppercorn Rent

Service charge & Info: No Service Charge. 50/50 agreement for any repair works.

Freeholder: Details on request

Residential letting: Yes

Holiday letting: Yes

Pets: Yes



ADDITIONAL INFO

Tenure: Leasehold

Utilities: Mains Electric, Water & Drainage. No Gas.

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 1 Car

Heating and hot water: Electric Boiler & Hot Water Tank

Accessibility: Level access to Kitchen door

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Kitchen/Diner

13' 0" x 11' 4" (3.96m x 3.45m)

Living Room

13' 11" x 13' 5" (4.24m x 4.09m) max

Inner Hallway

7' 6" x 5' 0" (2.28m x 1.52m) max

Bedroom 1

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom 2

10' 9" x 9' 5" (3.27m x 2.87m)

Bathroom

9' 7" x 6' 8" (2.92m x 2.03m)

GROUND FLOOR



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