



12 Towan Blystra Road, Newquay, Cornwall, TR7 2RP

A DECEPTIVELY SPACIOUS REVERSE-LEVEL DETACHED HOME WITH FLEXIBLE LAYOUT, FIVE DOUBLE BEDROOMS, AND ANNEX POTENTIAL. STUNNING REFITTED KITCHEN/DINER, LIGHT-FILLED ELEVATED LIVING ROOM, HOME BAR, AMPLE PARKING, GARAGE, AND SUN-TRAP GARDENS. PRIME LOCATION.

£497,500
Freehold

our ref: CNN10842

KEY FEATURES



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- REVERSE-LEVEL DESIGN WITH TWO SPACIOUS FLOORS
- UP TO FIVE FLEXIBLE DOUBLE BEDROOMS
- LARGE DUAL-ASPECT KITCHEN WITH BREAKFAST BAR
- BRIGHT SPACIOUS LOUNGE WITH OPEN VIEWS
- SELF-CONTAINED LOWER SUITE OR ANNEX OPTION
- "THE LOWER DECK" HOME BAR ENTERTAINMENT SPACE
- SOUTH-FACING GARDEN WITH SUNTRAP PATIO
- PUTTING GREEN FOR GOLF ENTHUSIASTS
- DRIVEWAY AND GARAGE PARKING FOR MULTIPLE CARS
- QUIET LOCATION NEAR SHOPS AND AMENITIES



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Energy rating (EPC) **D**

Council tax band: **E**

SUMMARY

"Never judge a book by its cover" – and never underestimate this deceptively spacious and unique home! At first glance, it may appear to be a charming, detached bungalow, but step inside to discover a reverse-level, two-storey house with up to five bedrooms and multiple reception areas – perfect for growing families or multi-generational living.

Tucked away in one of suburban Newquay's most desirable and peaceful neighbourhoods, the property offers the best of both worlds: a quiet retreat within pleasant walking distance of the town centre, daily conveniences at Chester Road, and the family-friendly amenities of Trenance Park.

The home is set back behind a generous gravel driveway offering ample off-road parking for multiple vehicles, plus a detached single garage. A few steps lead to the welcoming front porch and main hallway, where the home truly begins to shine.

On the upper level, the rear of the property enjoys a sun-drenched aspect with large windows framing open views across the Tretherras area. The spacious lounge is flooded with natural light and perfect for relaxing or



entertaining. The standout kitchen/diner is a highly sociable hub, recently refitted with sleek light grey cabinetry, quality splashbacks, contemporary worktops, range oven and a breakfast bar – all enjoying that same elevated vista, plus even more light from dual-aspect windows.

Also on this level are two double bedrooms, offering flexible space ideal for guest rooms, or modern work from home spaces. The stylish main bathroom continues the coastal charm with a beach-inspired design, featuring hand-painted distressed wood panelling and a crisp white three-piece suite.

Downstairs, the lower-level houses three more generously sized double bedrooms. One of these, located next to a fully refitted utility room and contemporary shower suite, creates the perfect setup for a self-contained annex or luxurious master suite. This flexible space could easily be adapted to suit dependent relatives, older children, or even as an income-generating Airbnb-style setup.

Adding further character is "The Lower Deck" – a home bar and entertaining space ideal for hosting friends and family nights in.

Throughout the property you'll find uPVC double glazing and efficient gas-fired central heating. Outside, the gardens wrap around two sides of the property and enjoy a sunny southerly aspect.

There's a suntrap patio, an artificial lawn with its own "Putting Green" – a nod to all the budding Tiger Woods out there – and an upper garden area with a greenhouse, all enjoying a beautiful open outlook across the rear of Towan Blystra.

In summary: A deceptively spacious, cleverly designed home full of character and flexibility – ideal for families of all sizes, including those seeking versatile living arrangements. A rare gem in a prime Newquay location.

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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: Large Drive & Garage

Heating and hot water: Gas Central Heating for both

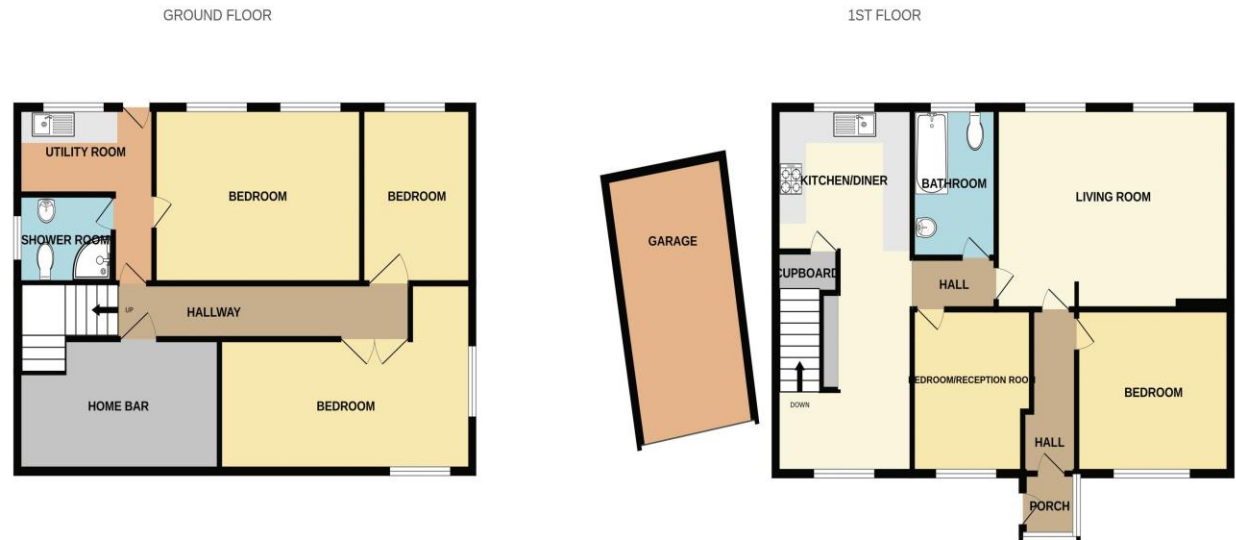
Accessibility: Steps to entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch 5' 5" x 4' 4" (1.65m x 1.32m)	Shower Room 7' 1" x 5' 6" (2.16m x 1.68m)
Hallway 9' 5" x 3' 9" (2.87m x 1.14m)	Utility Room 10' 3" x 5' 3" (3.12m x 1.60m)
Bedroom/Reception Room 10' 5" x 10' 4" (3.17m x 3.15m)	Bedroom 2 18' 6" x 7' 7" (5.63m x 2.31m)
Living Room 17' 4" x 12' 6" (5.28m x 3.81m)	Bedroom 3 11' 2" x 7' 11" (3.40m x 2.41m)
Inner Hallway 5' 10" x 2' 11" (1.78m x 0.89m)	Home Bar 15' 2" x 7' 8" (4.62m x 2.34m)
Dining Room/Bedroom 10' 4" x 8' 10" (3.15m x 2.69m)	Garage 19' 0" x 9' 0" (5.79m x 2.74m)
Kitchen/Diner 23' 3" x 10' 1" (7.08m x 3.07m) including stairs to lower floor	
Bathroom 9' 3" x 5' 11" (2.82m x 1.80m)	
Lower Ground Floor	
Master Bedroom 15' 3" x 11' 2" (4.64m x 3.40m)	



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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