



## Mayon, West Street, St. Columb, Cornwall, TR9 6RX

A GORGEOUS NEWLY CONSTRUCTED TWO BEDROOM LINK DETACHED HOME. REVERSE LIVING ACCOMODATION WITH BALCONY AND STUNNING VIEWS ACROSS ST COLUMB MAJORS RECREATION GROUND. BENEFITTING FROM OWNED SOLAR PANELS AND AIR SOURCE HEAT PUMP WITH ENERGY RATING A!

£275,000  
Freehold

our ref: CNN10440

# KEY FEATURES



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Energy rating (EPC) **A**

Council tax band: **TBC**

- BEAUTIFULLY FINISHED NEW HOME WITH 10-YEAR BUILDER'S WARRANTY
- STRIKING BLUE FAÇADE COMPLEMENTS HISTORIC STREET CHARACTER
- TWO DOUBLE BEDROOMS OVERLOOKING REAR COURTYARD
- MASTER BEDROOM WITH FRENCH DOORS TO PRIVATE PATIO
- WOW-FACTOR OPEN-PLAN LIVING, DINING, AND KITCHEN SPACE
- BALCONY WITH VIEWS OVER RECREATION GROUND AND PARK
- ENERGY-EFFICIENT AIR SOURCE HEATING AND OWNER SOLAR PANELS
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- PRIVATE CARPORT WITH BLOCK-PAVED PARKING SPACE
- SOUGHT-AFTER LOCATION MINUTES FROM NEWQUAY AND STUNNING BEACHES

## SUMMARY

Mayon is situated in the heart of St Columb Major, a charming village just outside Newquay. This historic area offers a strong sense of community with local shops, pubs, and schools, while being just minutes from North Cornwall's stunning beaches. With its picturesque streets and period properties, West Street retains much of its original character, making it a highly desirable location.

This beautifully finished home is a newly developed property, thoughtfully designed to transform a former garage site into a stylish and practical residence. Created by a respected local developer, it has been completed to a high standard and comes with the benefit of a 10-year builder's warranty. Though modern in design, it blends seamlessly with the traditional architecture of the street, standing out with its striking blue façade.

The main access to the property is through a private carport, offering a valuable off-road parking space, a rare and sought-after feature in this area. The block-paved carport leads to the front door, where a bright and spacious entrance hallway welcomes you. From here, there are stairs to the first floor and doors to the two double bedrooms and the family bathroom. The entire



ground floor benefits from underfloor heating, ensuring warmth and comfort throughout.

Both bedrooms overlook the rear courtyard, with the master bedroom featuring French doors that open onto a private patio area, ideal for enjoying a morning coffee or relaxing in the evening. The family bathroom has sleek ceramic tiling, a low-level W/C, a panelled bath, and a stylish vanity sink unit.

Upstairs, the open plan living, dining, and kitchen space is truly impressive. This beautifully designed area is filled with natural light, enhanced by Velux windows, spotlights, and vaulted ceilings. The kitchen is sleek and modern, fitted with stylish grey units, worktops, and a breakfast bar. It includes an integrated sink and drainer unit, an electric oven with an induction hob, a soon-to-be-fitted extractor hood, and space for an undercounter washing machine and fridge freezer. The living and dining space extends through sliding patio doors to a balcony, offering wonderful views over the local recreation ground and children's park. This outdoor space is a perfect spot to sit and enjoy the afternoon sun.

Also on the first floor is a separate W/C with a pedestal hand basin, and plumbing is already in place for a washing machine if desired.



This property benefits from air source heating, providing an energy-efficient and environmentally friendly heating system. Additionally, the home has the advantage of owner solar panels, helping to reduce energy costs and contribute to sustainable living.

This unique and stylish home has been designed with both comfort and practicality in mind. Finished to a high standard and set in a desirable village location, it offers a perfect balance of modern living within a historic setting. Viewing is highly recommended to appreciate all that this wonderful home has to offer.

AGENTS NOTE: The decked area to the rear is not owned by the property, but there is a right of access for fire regulations.

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## ADDITIONAL INFO

Tenure: Freehold

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 in Carport

Heating and hot water: Air Source Heating for both & Solar Panels

Accessibility: Level access. Small step to the front door.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

Ground Floor

WC

Carport

Balcony

Entrance Hallway

Airing Cupboard

Bedroom

Bedroom

Bathroom

First Floor

Open Plan

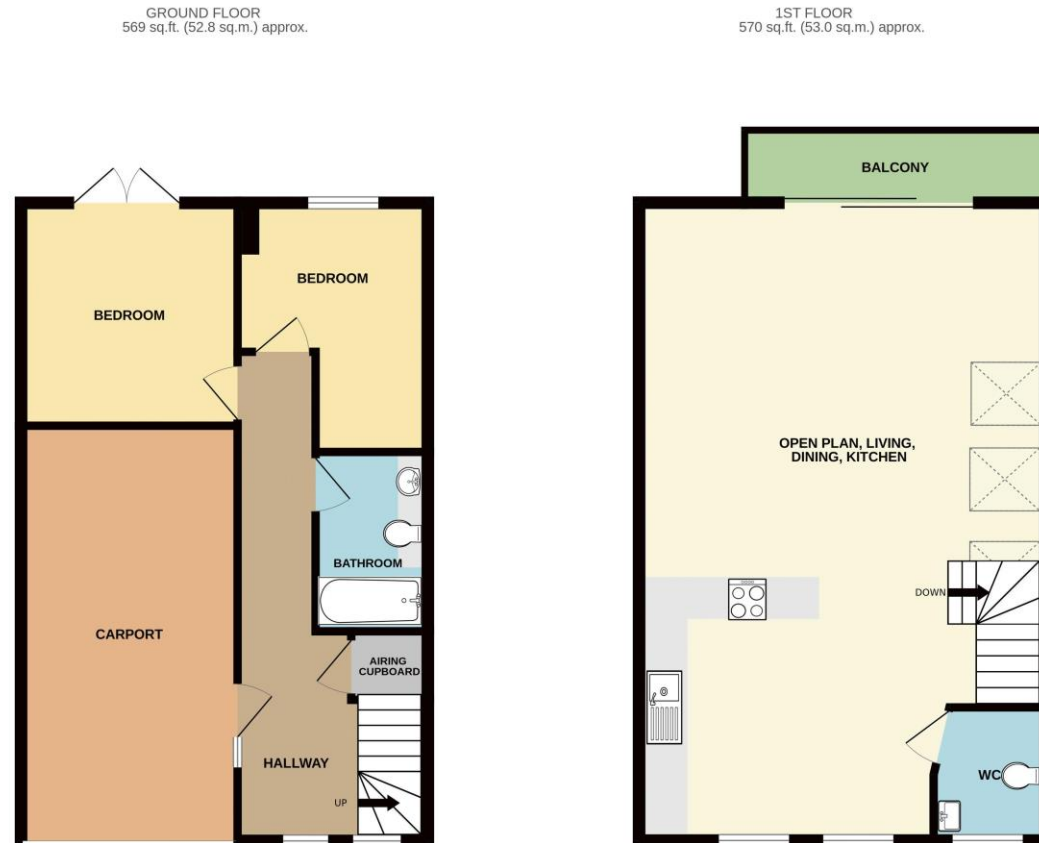
Lounge/Diner/Kitchen

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TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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