



55 The Hurlings, St. Columb, Cornwall, TR9 6FE

EASILY THE BEST HOME WE HAVE EVER SEEN AT THE HURLINGS! A STUNNING EXECUTIVE DETACHED HOUSE WITH 4/5 BEDROOMS, MULTIPLE RECEPTION ROOMS, 2 ENSUITES, LOW MAINTENANCE GARDENS, DOUBLE GARAGE AND LARGE DRIVEWAY, ALL IMMACUATELY MAINTAINED AND THE PERFECT FAMILY HOME.

Guide Price £450,000
Freehold

our ref: CNN8779

KEY FEATURES



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Energy rating (EPC) TBC

Council tax band: **E**

- INCREDIBLE EXECUTIVE DETACHED FAMILY HOME
- 4/5 DOUBLE BEDROOMS, 2/3 RECEPTION ROOMS
- 2 ENSUITE BEDROOMS INCLUDING LAVISH MASTER ENSUITE
- 25FT DUAL ASPECT LIVING ROOM WITH PATIO DOORS
- WOW FACTOR KITCHEN/DINER/FAMILY ROOM
- ADDITIONAL GROUND FLOOR RECEPTION AND/OR FIFTH BEDROOM
- MODERN FAMILY BATH/SHOWER ROOM
- STUNNING ASTRO LOW MAINTENANCE GARDEN & PATIO
- DOUBLE GARAGE AND DOUBLE DRIVEWAY
- ONE OF THE BEST MODERN FAMILY HOMES WE'VE SEEN!

SUMMARY

The Hurlings in St Columb Major is a sought-after modern family development consisting of well-appointed homes primarily catering to families. The town is just a short walk away, offering a good range of daily amenities including doctors, a primary school, independent shops, and numerous traditional pubs. St Columb Major enjoys a convenient central county position with excellent nearby transport links, including the A39 & A30, as well as Newquay Airport, all just a short car journey away. The closest beach is Mawgan Porth, and the nearest coastal town is bustling Newquay, just seven miles from St Columb Major.

55 The Hurlings is arguably the best home we have ever seen on the development and definitely the largest design. It is a superb executive detached family home with incredibly spacious and flexible accommodation, including 4/5 bedrooms, 2/3 reception rooms, 2 ensembles, beautiful gardens, and a double garage. This home ticks all the right boxes. A neat front garden with a boundary privet hedge



and path leads to a smart blue front door. The entrance hall is spacious and has a galleried double-height feel with stairs to the first floor. The flooring has been upgraded with oak, which flows through much of the ground floor and provides a cohesive, low-maintenance modern touch.

On the ground floor, there is useful WC suite, a fantastic 25ft dual-aspect living room with patio doors. There is a flexible second reception room that could easily be a fifth bedroom if required, as well as a study, snug, or any other practical family purpose.

The kitchen/diner/family room is the beating heart of this property, very spacious at over 22ft. The kitchen has modern range walnut effect shaker units, complimented by solid black granite worksurface and a selection of integrated appliances, there is plenty of room for a large dining suite, and at the far end, a seating area looks over the gardens from patio doors. Off from the kitchen, there is a fully fitted utility room with a back door.

On the first floor, there are four large double bedrooms, two of which with their own ensembles, including the master which is a lavish grown-up space and also has a walk-

through his n' hers wardrobe. The main family bathroom continues the modern style with the benefit of a separate shower cubicle in addition to the three-piece bath suite.

The gardens to the rear have been thoughtfully landscaped in a low maintenance style, perfectly catering for sun lounging and alfresco eating thanks to good size astro lawn and a stunning large patio, with two custom built sheds. There is gated access to the front drive and a rear door into the double garage. The drive is large, as is the garage. This home is quality from start to finish!

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: Double Garage & Double Drive

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

15' 7" x 8' 4" (4.75m x 2.54m)
plus stairs

Ground Floor WC

5' 5" x 4' 1" (1.65m x 1.24m)

Living Room

25' 2" x 11' 4" (7.66m x 3.45m)
max into Bay

Dining Room

14' 0" x 10' 9" (4.26m x 3.27m)
Max into Bay

Kitchen/Diner

22' 7" x 15' 1" (6.88m x 4.59m)
Max

Utility Room

6' 5" x 5' 3" (1.95m x 1.60m)

First Floor Landing

11' 1" x 9' 6" (3.38m x 2.89m)
Including Stairs

Bedroom 1

15' 0" x 12' 4" (4.57m x 3.76m)

Ensuite

7' 6" x 5' 4" (2.28m x 1.62m) Max

Bedroom 2

13' 8" x 10' 3" (4.16m x 3.12m) Max
into Bay

Ensuite

7' 5" x 6' 3" (2.26m x 1.90m) Max

Bedroom 3

13' 7" x 10' 10" (4.14m x 3.30m)
Max into Bay & Wardrobes

Family Bathroom

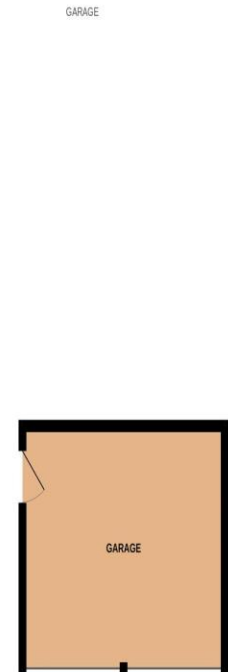
10' 0" x 6' 3" (3.05m x 1.90m) Max

Bedroom 4

9' 7" x 9' 6" (2.92m x 2.89m) plus
Wardrobes

Detached Double Garage

17' 0" x 16' 5" (5.18m x 5.00m)



LIKE TO KNOW MORE?

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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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