



3 Kestle View, Sunnyside Park, Quintrell Downs, Newquay, Cornwall, TR8 4PD

A BEAUTIFULLY PRESENTED TWO BEDROOM 42 X 20 PARK HOME BUILT BY OAKGROVE IN 2019. IN IMMACULATE CONDITION THROUGHOUT AND INCREDIBLY WELL MAINTAINED. REWORKED LAYOUT INCLUDING A RECENTLY INSTALLED LOG BURNER. STUNNING SOUTH FACING BALCONY AND GARDENS AND GARAGE!

£250,000
Leasehold

our ref: CNN10938

KEY FEATURES



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LOCATED IN SOUGHT-AFTER OVER-50s SUNNYSIDE PARK

BUILT IN 2019 TO OAKGROVE TAMARACK DESIGN 42 x 20

TWO DOUBLE BEDROOMS WITH FITTED MIRRORED WARDROBES

MASTER BEDROOM WITH WALK-THROUGH ENSUITE SHOWER ROOM

MODERN KITCHEN WITH HIGH-END NEFF APPLIANCES

OPEN-PLAN LIVING AREA WITH LOG BURNER

SOUTH-FACING DECK WITH GLASS BALUSTRADE AND VIEWS

UNDERFLOOR HEATING IN BOTH BATHROOMS

DETACHED GARAGE WITH POWER AND LIGHTING

PRIVATE DRIVEWAY WITH PARKING FOR TWO VEHICLES

Energy rating (EPC)

N/A

Council tax band:

A

SUMMARY

3 Kestle View is an immaculately presented two-bedroom park home located within the peaceful and well-established Sunnyside Park in Quintrell Downs—a development exclusively for the over 50s. This growing community offers a relaxed lifestyle with a warm neighbourhood feel and now benefits from its own newly opened community centre, creating more opportunities for social connection and events right on your doorstep.

Situated just outside Newquay, the location offers both tranquillity and convenience. Quintrell Downs village is a short distance away, with local shops, a friendly pub, post office, and a train station providing excellent links to Newquay, Par, and beyond. Bus routes also run nearby, making it easy to explore the beautiful surrounding area without needing to drive.

Built in 2019 by Oakgrove and designed to their highly regarded Tamarack specification, this particular home has been thoughtfully improved by the current owners to enhance both practicality and style. A newly created inner hallway welcomes you into the property, offering clever storage for coats and shoes as well as housing an integrated washing machine.

From here, the hallway provides access to both double bedrooms, the family bathroom, and a convenient storage cupboard housing the gas combi boiler. There's also loft access to a partially boarded area – ideal for additional storage.

The heart of the home is the open-plan living and dining area, recently recarpeted and beautifully arranged with a log burner adding warmth and charm. French doors lead out to a private south-facing patio, perfect for entertaining or enjoying tranquil countryside views. A smartly reconfigured kitchen sits just off this space, semi-open but still connected visually and socially to the living area. The kitchen boasts a sleek modern finish with high-end integrated Neff appliances including an



induction hob, extractor hood, eye-level oven and microwave, dishwasher, fridge freezer, and an Amica wine cooler.

Both bedrooms are generously sized doubles with fitted mirrored wardrobes. The master bedroom offers a delightful surprise—mirrored wardrobes cleverly conceal a walk-through into the ensuite, featuring a double shower, ‘cosy toes’ underfloor heating, vanity sink unit, low-level WC, and heated towel rail.

The family bathroom mirrors the same high-quality finishes, complete with a freestanding bath, separate shower unit, underfloor heating, vanity sink unit, and additional heated towel rail.

Outside, the home truly shines. A composite decked balcony with glass balustrade captures panoramic countryside views, offering a serene setting for morning coffee or evening drinks. The wrap-around garden is immaculately landscaped with a mix of real and artificial lawn, decorative decking, and well-established planting. There’s also gated access on both sides leading to a detached garage with power, lighting, and rear access from the garden, plus an off-road driveway suitable for two cars.

3 Kestle View offers an ideal opportunity for those looking to downsize in style without compromising on quality or comfort. With its modern interior, peaceful setting, and strong sense of community, it’s a perfect place to enjoy a relaxed and fulfilling retirement.

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Lease Start Date: 2019

Ground rent: £203.58 PCM

Ground rent review period: Annually

Freeholder: Sunnyside Park

Residential letting: No

Holiday letting: No

Pets: Yes

Any other relevant lease info: Over 50s Site

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

ADDITIONAL INFO

Tenure: Leasehold

Utilities: Mains Electric, Water & Drainage. Private Avanti 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: Garage & Driveway Parking for 2 vehicles

Heating and hot water: Private Avanti Gas Central Heating for both

Construction: Residential Park Home

Covenants: Over 50's

Accessibility: Level stepped entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

5' 4" x 3' 9" (1.62m x 1.14m)

Lounge/Diner

17' 5" x 19' 0" (5.30m x 5.79m)

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom 1

10' 0" x 9' 1" (3.05m x 2.77m)

Ensuite

9' 1" x 4' 6" (2.77m x 1.37m)

Bathroom

10' 3" x 5' 11" (3.12m x 1.80m)

Bedroom 2

9' 4" x 9' 1" (2.84m x 2.77m)

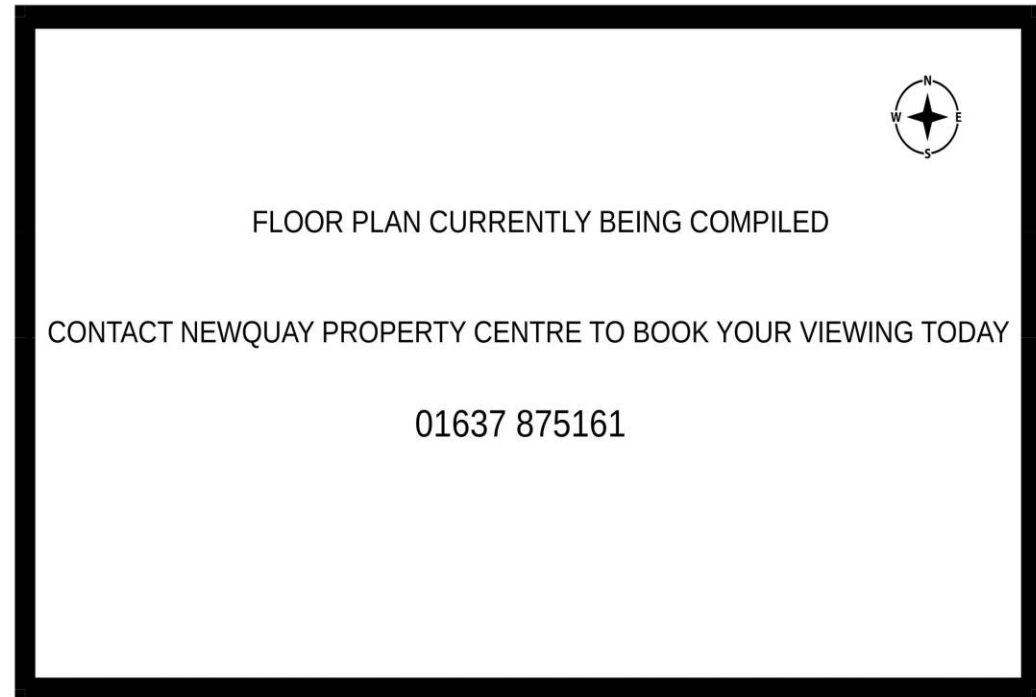
Garage

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