



## Carnweather, Carminow Way, Newquay, Cornwall, TR7 3AY

MODERN THREE-BEDROOM SEMI-DETACHED HOME JUST A SHORT WALK FROM LUSTY GLAZE BEACH AND THE BARROWFIELDS, FEATURING A SOUTH-FACING GARDEN, OFF-ROAD PARKING FOR UP TO FIVE VEHICLES, AND STYLISH, WELL-MAINTAINED INTERIORS – AN IDEAL COASTAL RETREAT IN A HIGHLY SOUGHT-AFTER LOCATION.

£335,000  
Freehold

our ref: CNN10953

# KEY FEATURES



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- MODERN SEMI-DETACHED HOME BUILT IN 2008
- THREE WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM
- SPACIOUS LOUNGE WITH DOORS TO SUNNY REAR GARDEN
- STYLISH KITCHEN WITH SPACE FOR BREAKFAST TABLE
- GROUND FLOOR CLOAKROOM FOR ADDED CONVENIENCE
- SOUTH-FACING GARDEN WITH LAWN, DECKING, AND SHED
- BLOCK-PAVED DRIVEWAY PARKING FOR UP TO FIVE CARS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT
- SHORT WALK TO LUSTY GLAZE BEACH AND BARROWFIELDS
- QUIET, SOUGHT-AFTER RESIDENTIAL LOCATION NEAR LOCAL AMENITIES



1



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Energy rating (EPC) **C**

Council tax band: **C**

## SUMMARY

Just a short stroll from the golden sands of Lusty Glaze—one of Newquay’s most cherished and picturesque beaches—this stylish and well-maintained three-bedroom home offers the perfect blend of coastal living and everyday convenience. Whether it’s morning walks along the shoreline, an evening swim as the sun sets, or weekend brunches with ocean views, this home places you right at the heart of it all.

In addition to its close proximity to Lusty Glaze, it’s also just a brief walk to the Barrowfields—an expansive clifftop green where locals enjoy panoramic sea views, dog walks, picnics, and watching the surf roll in. It’s a tranquil open space that captures the essence of Newquay’s relaxed, outdoor lifestyle.

Tucked away in a quiet residential spot within 500 yards of both the beach and the handy Chester Road shopping complex, the location couldn’t be more ideal for families, professionals, or those seeking a relaxing Cornish retreat.



Built in 2008 and thoughtfully designed for modern living, the house feels both fresh and welcoming. On the ground floor, a light-filled lounge and dining space opens directly onto a sunny, south-facing garden—perfect for enjoying al fresco meals, lounging on the decking, or simply soaking up the warmth in this sheltered outdoor haven. The kitchen is smartly laid out with contemporary units, integrated appliances, and plenty of space for casual breakfasts or coffee with friends.

A tiled entrance hall sets the tone for the home’s clean, practical layout, with a cloakroom conveniently placed on the ground floor. Upstairs, three comfortable bedrooms offer peaceful retreats, with the main bedroom enjoying a spacious feel thanks to a recessed wardrobe area and dual windows. The family bathroom is well-finished and easily accessible from all rooms.

The front of the house features generous block-paved parking, with space for up to five cars—ideal for guests or for those with multiple vehicles. At the rear, the enclosed garden faces south and is laid mainly to lawn with a raised deck and a useful storage shed, creating a space that’s both low maintenance and highly enjoyable year-round.



Combining the ease of modern living with the rare privilege of beachside proximity, this home offers a lifestyle that's hard to beat—whether you're heading out for a surf before breakfast, walking the dog across the Barrowfields, or simply enjoying the laid-back rhythm of life by the sea.

Viewings are warmly recommended to appreciate everything this well-located home has to offer.

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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: Driveway parking for 5 cars

Heating and hot water: Gas Central Heating for both

Accessibility: Slight slope down to front door

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

## Ground Floor WC

7' 5" x 2' 9" (2.26m x 0.84m)

## Kitchen

10' 4" x 8' 9" (3.15m x 2.66m)

## Lounge/Diner

15' 8" x 15' 4" (4.77m x 4.67m)

## First Floor Landing

## Bedroom 1

15' 3" x 10' 9" (4.64m x 3.27m)

## Bedroom 2

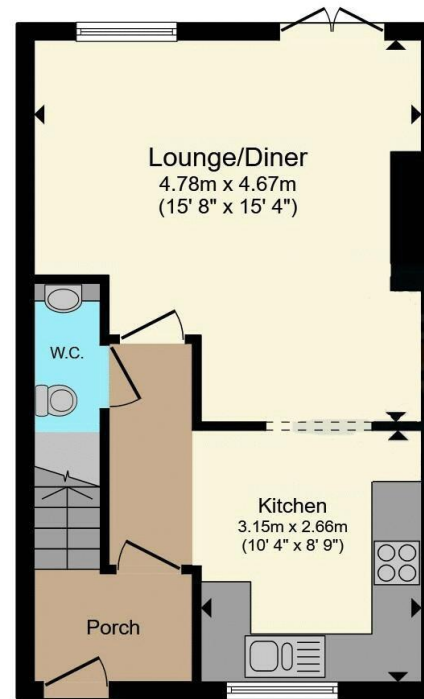
9' 11" x 8' 10" (3.02m x 2.69m)

## Bedroom 3

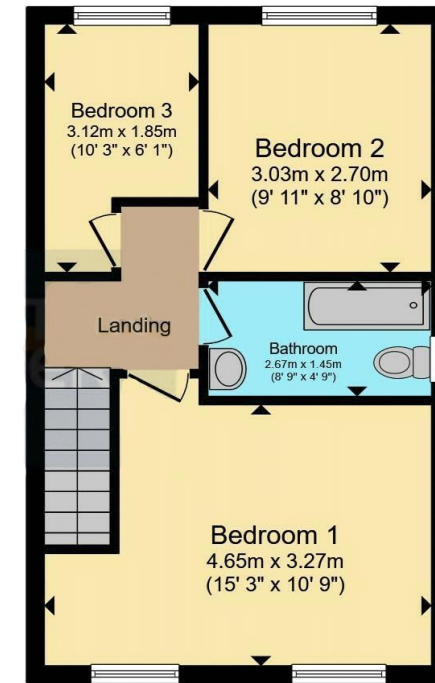
10' 3" x 6' 1" (3.12m x 1.85m)

## Bathroom

8' 9" x 4' 9" (2.66m x 1.45m)



**Ground Floor**



**First Floor**

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01637 875 161



info@newquaypropertycentre.co.uk



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Total floor area 75.0 m<sup>2</sup> (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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