

8 Lawton Close  
Pentire, Newquay

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David Ball Luxury Collection are delighted to offer for sale this 1920 sq ft detached dormer bungalow, 865 sq ft two bedroom annex and 331 sq ft log cabin all set within in a generous plot. Currently a multi generational home thanks to the annexe and log cabin, with parking for 6 cars, homes of this nature don't come along often in Pentire, early viewing is highly recommended.

**Guide Price £835,000 Freehold**

## Key Features

- Sizeable Five Double Bedroom Dormer Bungalow
- Two Double Bedroom Annexe
- One Double Bedroom Log Cabin
- Great Holiday Let Potential
- 225m from the Gannel Tidal Estuary
- Parking for approximately 6 cars
- 300m from the World Famous Fistral Beach
- Early Viewing is Highly Recommended





# The Property

A spacious entrance hallway with a statement staircase as the other end welcomes you into this family home. To the ground floor the "L" shaped lounge diner with dual aspect windows and a double door that leads out onto the south facing patio and garden. On the opposite side of the corridor a second lounge with a log burner and dual aspect windows provides a cosy, naturally lit space to unwind in. The well-equipped kitchen boasts a center island, ample storage, and a pantry with additional under stair storage. Integrated appliances include an electric double oven, four ring electric hob and dishwasher, as well as space for a free-standing fridge freezer. The utility, adjacent to the kitchen, accommodates the boiler, under-counter space for washing machine and tumble dryer, and a sink unit with a drainer. The fifth bedroom includes a built-in wardrobe and a downstairs WC complete the accommodation.

To the first floor, a landing branches into four bedrooms, all with dual aspect windows, eaves storage, and a sink. The first bedroom offers a sea glimpse. A boarded loft provides additional storage. An upstairs utility room provides the potential to become a bathroom if combined with the shower room. An upstairs toilet and tiled shower room complete the accommodation.

A well-lit and spacious annexe features two double bedrooms and a contemporary open-plan living area that seamlessly integrates a fitted kitchen. The inclusion of a mezzanine level accommodates the second bedroom, while a tiled bathroom adds versatility to the living space.

In addition to the above, there is also a Scandinavian-style log cabin with double-glazed windows and a double-glazed door that opens out into the rear garden. Inside, you'll find an open-plan living area with wood-clad walls and flooring. The modern fitted kitchen comes equipped with integrated appliances. Completing this cabin is a double bedroom featuring a built-in mirrored wardrobe and a shower room.







## Externally

A pathway guides you to the main entrance of the residence. The front garden is predominantly a lush lawn adorned with a variety of well-established border plants. An eye-catching south-facing wooden arbour with ample seating, adds a charming focal point. Wrapping around to the rear of the property, the garden features a patio area and a level landscaped lawn surrounded by flourishing plants and trees.

This property ensures a remarkable living experience and provides parking space for a minimum of six cars which further lends itself to the option of holiday letting.







## The Location

Situated on the spine of the desirable Pentire area, nestled between the world renowned Fistral Beach (just 300m away) and the picturesque River Gannel tidal estuary (within 225m). The Estuary separates Crantock village from Newquay, and a charming ferry from the Fernpit Café, operating since 1910, offers access when the tide is in.

Newquay, with its shopping, schooling, and banking amenities, also boasts trendy bars and restaurants. Bus and rail services connect to nearby areas, and Truro is approximately 14 miles away, while Padstow's fishing port is within 16 miles. Newquay Airport, only seven miles distant, provides convenient access to international destinations such as Faro, Alicante, and Dublin.





# Lawton Close, Newquay, TR7

Approximate Area = 1920 sq ft / 178.4 sq m (excludes store)

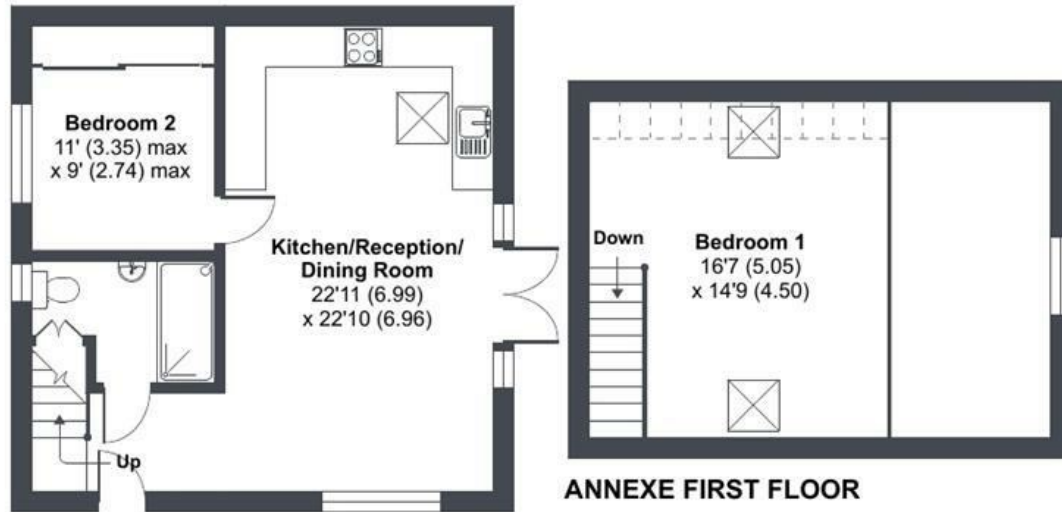
Annexe = 865 sq ft / 80.3 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Log Cabin = 331 sq ft / 30.7 sq m

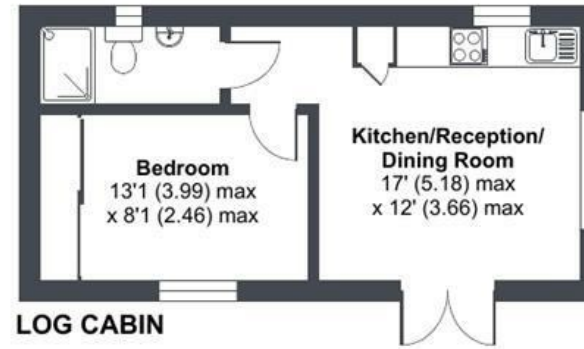
Total = 3142 sq ft / 291.9 sq m

For identification only - Not to scale



ANNEXE GROUND FLOOR

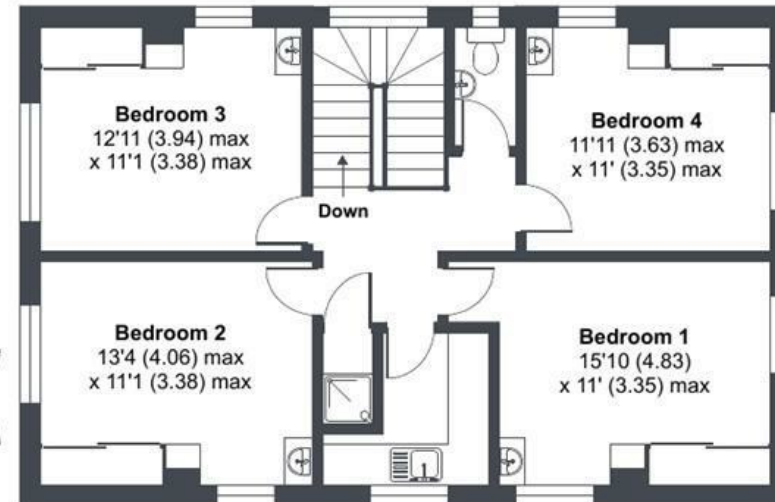
ANNEXE FIRST FLOOR



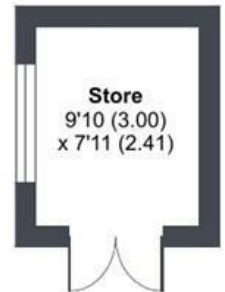
LOG CABIN



GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	72



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced by David Ball Agencies. REF: 1061889









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