

51 Whitegate Road  
Newquay

david ball  
| LUXURY COLLECTION |





David Ball Agencies are delighted to offer for sale this exquisite 2479 Square Feet corner plot, dormer bungalow with a separate annexe in one of Newquay's most sought after roads. The five bedroom versatile accommodation offers the lucky new owners an array of living options. The enclosed private southfacing garden with decking is a perfect family space. Early viewing is highly recommended.

**Guide Price £615,000 Freehold**

## Key Features

- Detached dormer bungalow
- Substantial corner plot
- Separate annexe with income potential
- Five double bedrooms
- Open plan living space
- Separate lounge/snug
- Meticulously designed interior
- Sought after area





# The Property

Welcome to this stunning property featuring a spacious grand entrance hall adorned with procelain tiled flooring, complemented by Purbeck Stone Farrow and Ball accent painted skirting, doors and frames with matte black fittings that is mirrored on the first floor landing. Contemporary glass matte black internal doors lead you into the snug as well as the living space, providing both increased natural light and a visual connection between the spaces whilst still offering noise cancellation properties for the home.

The living space boasts a modern family area with striking Wren dark grey matte kitchen units, a matching island, Belfast ceramic sink finished with white Quartz worksurfaces. The space further benefits from pantry cupboard, and utility cupboard which ensure convenience. Stunning chevron light oak engineered flooring combines with Denines Farrow and Ball painted accent skirting and doors adds a sense of unified interior design whilst the slight change in colour coordinates with the kitchen. Level access out to the south facing decking through double doors as well as side access to the external garden store.

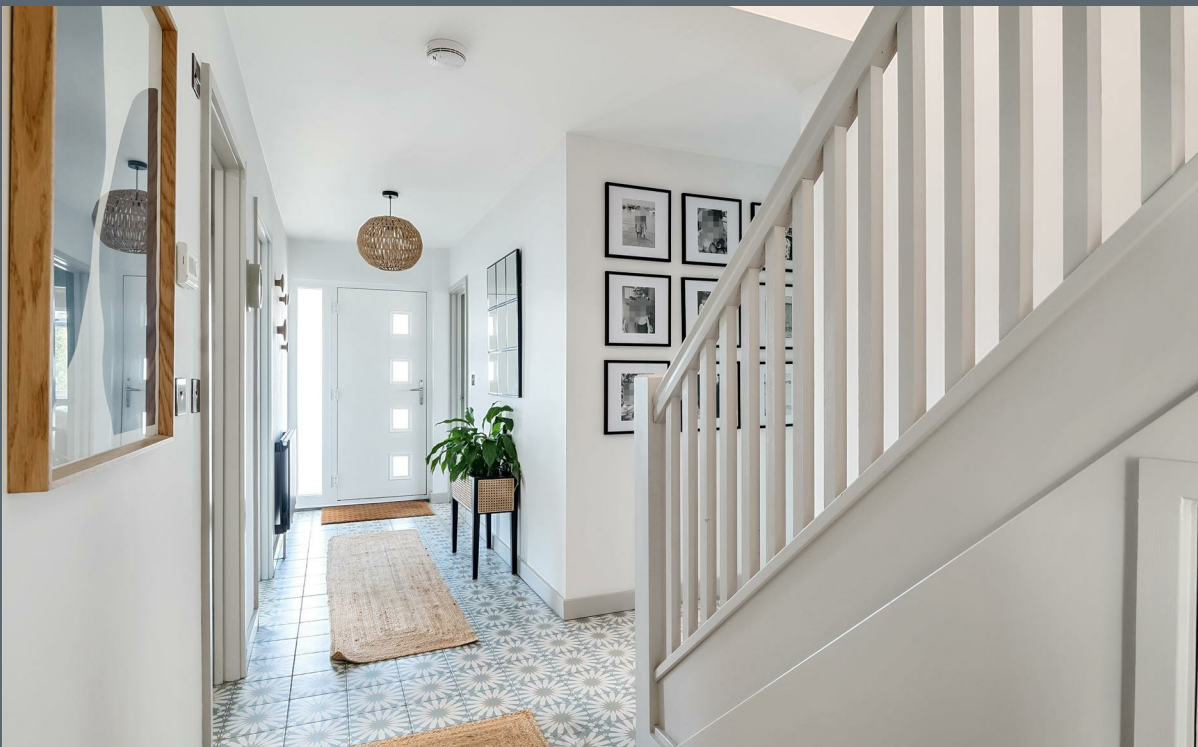
The separate lounge/snug offers a cosy retreat with a Contura log burner, white washed exposed floorboards, finished Lick Green O2. Bedroom 4/office features chevron engineered oak flooring, mirrored from the kitchen, alongside paneling and Lick Teal A2 paint, adding character and versatility. The family bathroom offers a separate freestanding bath and corner shower unit.

To the first floor the naturally lit landing leads to three further bedrooms and a family shower room. All the upstairs bedrooms feature herringbone engineered oak flooring. Bedroom one is generous in size and includes a freestanding exposed wardrobe, eaves storage and window with a south-facing view over Tretherras Valley. The upstairs shower room features Lusso sanitary ware, a walk-in shower and a Velux window. Bedroom two offers a Velux window with views over Newquay allotments, and a built-in wardrobe. Bedroom three features a built-in wardrobe, and a Velux window with views towards the viaduct.

Additionally, accents such as gunmetal light switches and designer matte black radiators add to the property's contemporary aesthetic.







## The Annexe

The property also includes a one-bedroom annexe, that has the potential for income as well as for multigenerational living. With an open-plan living space, featuring a kitchenette and roof lantern, completed by a separate shower room, and the bedroom. Whilst it does have a separate access there is a lockable internal connection to the main residence.

## Externally

As the property is situated on a corner plot it has generous enclosed lawned garden, by contemporary fencing and maturing Laurel hedging, the majority of the garden is above road level thanks to the retaining cornish stone wall that provides further privacy.

The south facing raised decked area is ideally situated off the living space through double doors making it perfect for alfresco dining and entertaining in the summer. From the decking access into the further landscaped garden with non-invasive bamboo and low maintenance ferns provides access around to the garden store.

To the front is a driveway providing off street parking for numerous vehicles as well as access to the main residence and annexe.





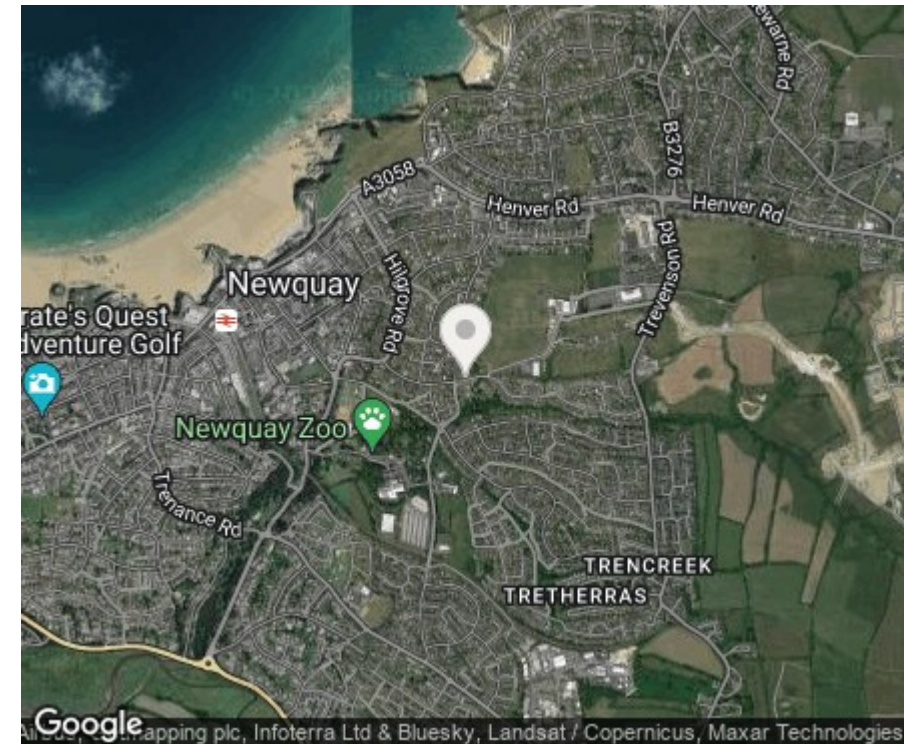


## The Location

Whitegate Road has emerged as a highly desirable destination for those looking to relocate in Newquay. Within 400 meters lies the Chester Road shopping center, boasting a diverse range of everyday conveniences such as a bank, post office, cozy coffee shop, traditional butcher, artisanal bakery, and well-stocked hardware store.

With just 1.5 kilometers to the centre of Newquay, there is easy access to everything the town has to offer, including the beaches of Porth, Lusty Glaze, Tolcarne, Great Western, and Towan. Furthermore, recreational centers such as Newquay Zoo, the Trampoline Park, Concrete Waves, the Heron Tennis Centre, Newquay Leisure World swimming pool, among others are all within 800 meters.

Families are also drawn to the area thanks to its popular nurseries, primary and secondary schools.



# Whitegate Road, Newquay, TR7

Approximate Area = 2471 sq ft / 229.5 sq m (includes garden store)

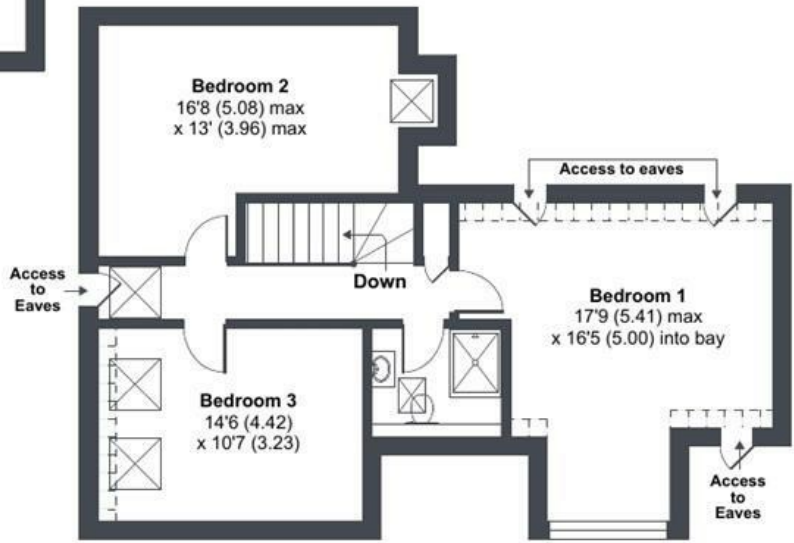
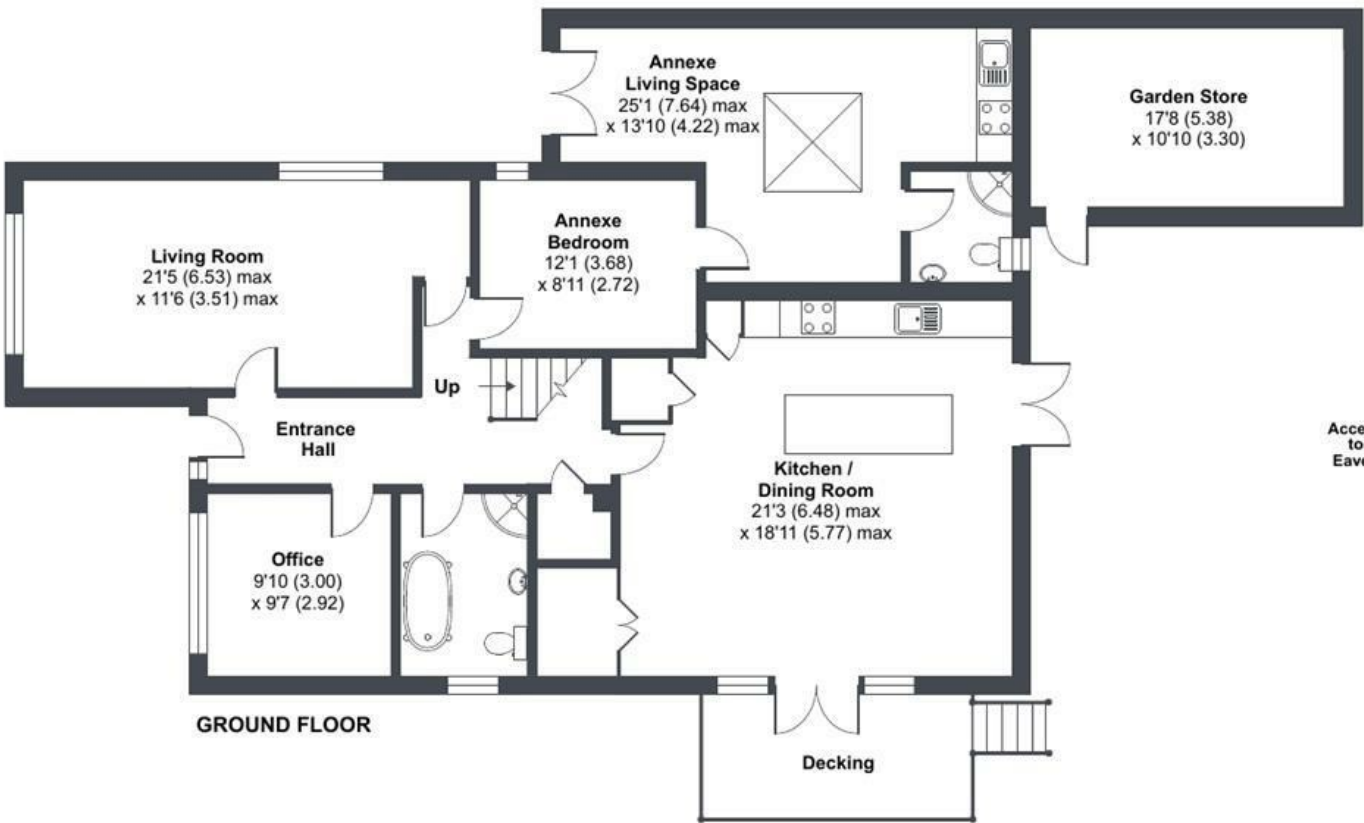
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 2509 sq ft / 233 sq m

For identification only - Not to scale



Denotes restricted head height

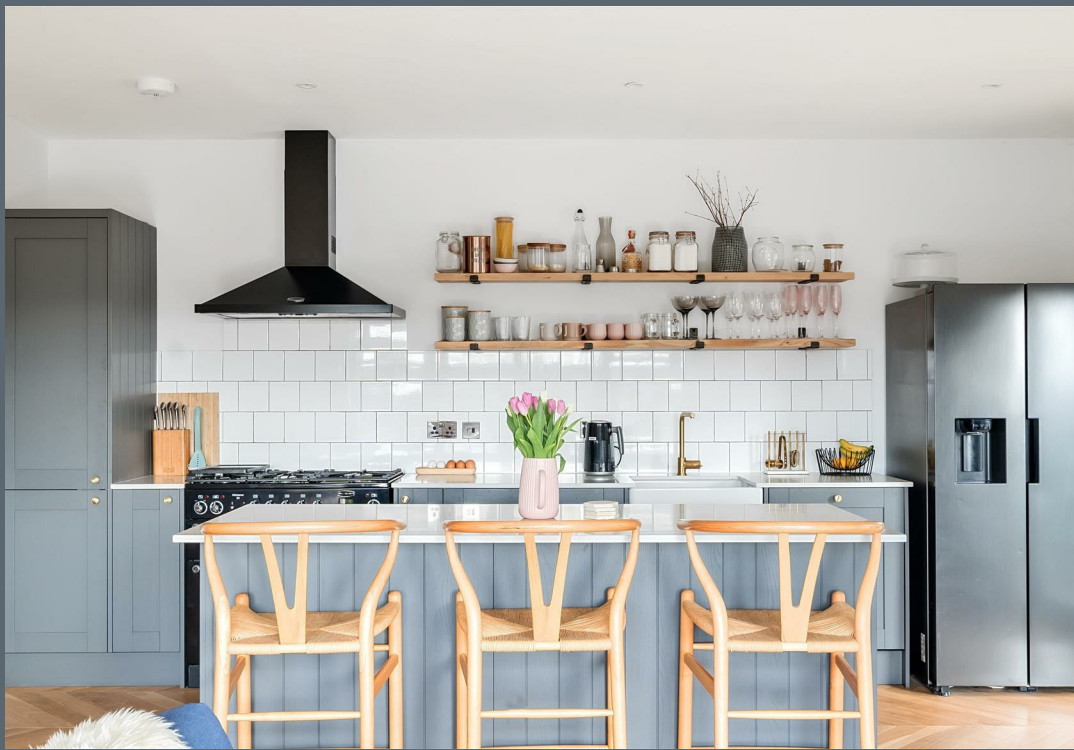


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		73	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced by David Ball Agencies. REF: 1090438









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LUXURY COLLECTION

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