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Pentire Green, Crantock

david ball
| LUXURY COLLECTION |



This stunning, contemporary detached 4 bedroom home at Pentire Green in Crantock includes large open plan living & kitchen space and four generous double bedrooms, useful separate study, utility room and garage, creating the ideal choice both for families and those who simply love to entertain. Entertain in the open plan kitchen & dining space or enjoy movie night with the family in the separate reception room.

£625,000 Freehold

Key Features

- Brand New Coastal Detached 4 Bedroom Home
- Landscaped South/Westerly Rear Gardens
- Far Reaching Countryside Views
- Garage & Parking for 2 Cars
- Energy Efficient Home & Renewable Heating
- EV Car Charging Ready & Solar Panels
- 10 Year NHBC Build Warranty
- Designed & Built By Award Winning Premium House Builder
- Ready for Occupation



The Property

Pentire Green in Crantock offers this contemporary, detached four bedroom home with a breath-taking open-plan living area which expands across the rear of the property providing space for all to enjoy. Four double bedrooms, a separate study, utility room, and garage complete this stunning example of a family home. Ideal for families and those who love entertaining, the property boasts meticulous attention to detail in its design and energy efficiency. Legacy Homes, the award-winning builder, has crafted these homes with fully-integrated modern kitchens, stylish bathroom suites, and a commitment to providing a perfect home. Situated on the edge of the sought-after village of Crantock, Pentire Green provides stunning countryside views, proximity to Crantock beach, coastal walks, and a vibrant village community.





Externally

The external features of this property offer a welcoming and practical layout, including a driveway with ample parking space for at least two cars, ensuring convenience for residents and guests. The landscaped front garden showcases a variety of carefully selected flowers and shrubbery, adding aesthetic charm to the property. A single garage not only provides secure parking but also offers convenient access to the garden. Beyond the property, residents can enjoy the tranquil beauty of the garden with views extending over national trust land, the picturesque Cubert Common, providing a serene and scenic backdrop to enhance the overall appeal of this delightful home.





The Location

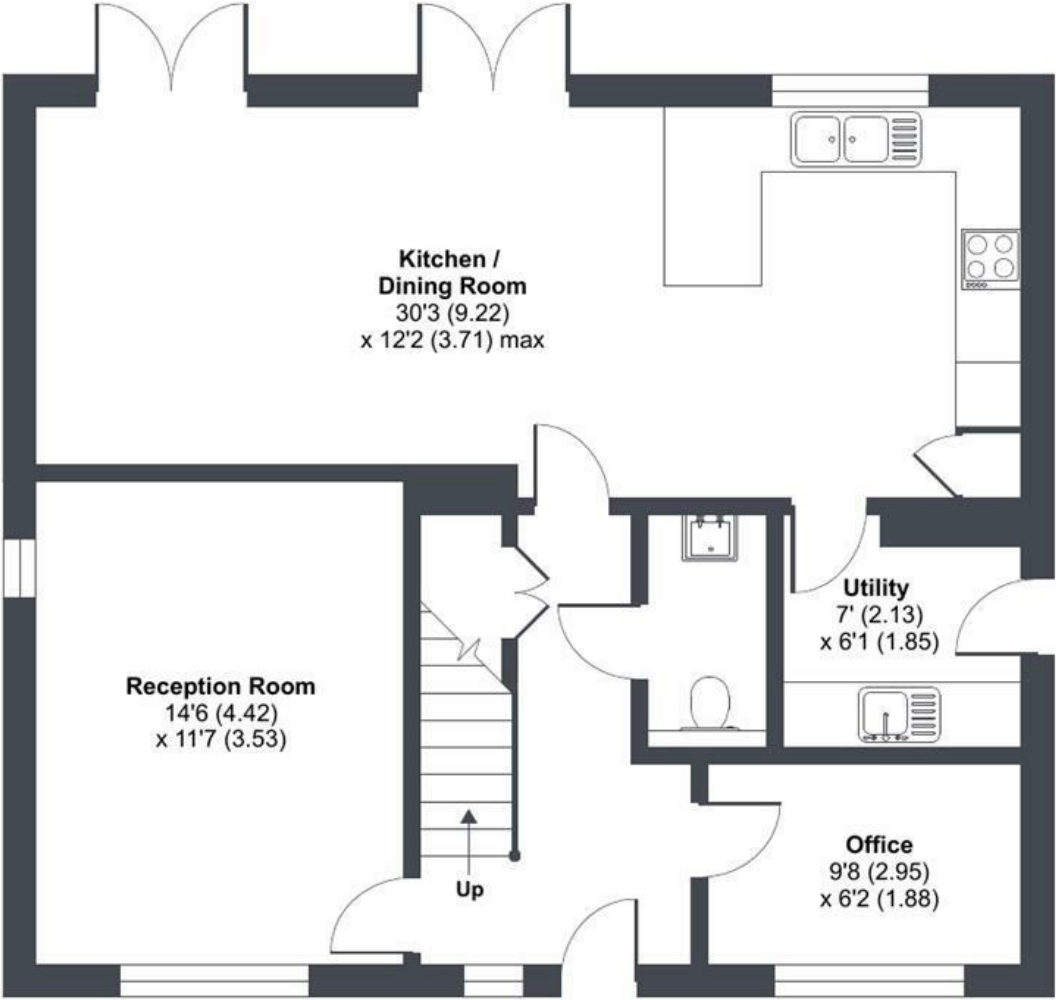
Crantock, strategically located for easy commutes to major business hubs in Cornwall and renowned North coast beaches such as Crantock, Holywell Bay, and Perranporth, is an idyllic coastal village characterized by its charm, thriving community, traditional Cornish pub, independent cafés, shops, and a delightful village green. The vibrant village hall hosts activities that bring residents together, fostering community connections. With Crantock beach and the Gannel Estuary just a short walk away, residents can enjoy activities like swimming, surfing, or paddle boarding. Family days on the beach are enriched by joining the Crantock Surf Life Saving Club, ensuring safety on the water and creating memorable experiences for children growing up in North Cornwall.



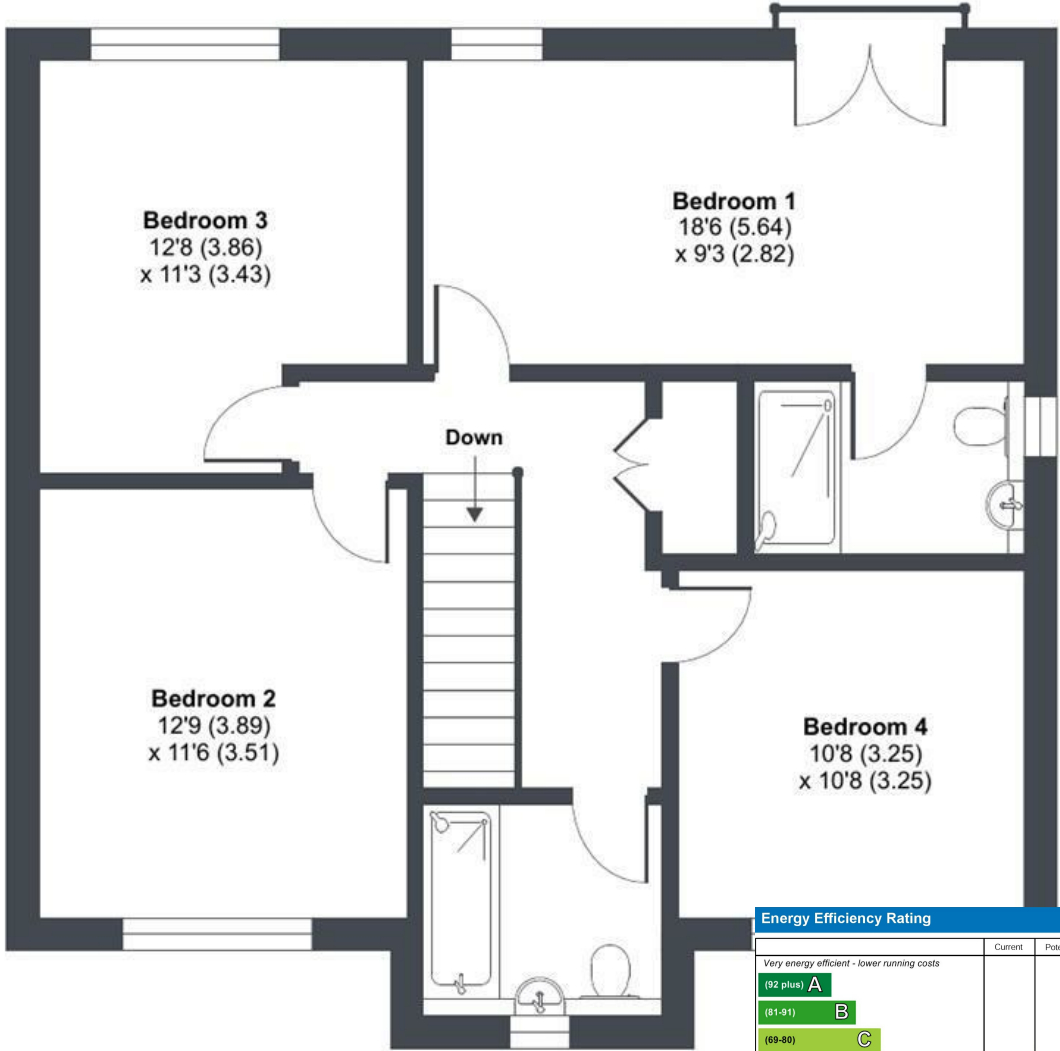
Pentire Green, Crantock, Newquay, TR8

Approximate Area = 1618 sq ft / 150.3 sq m

For identification only - Not to scale



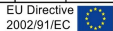
GROUND FLOOR



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1035991







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