

Treninnick House
, Newquay

david ball
| LUXURY COLLECTION |



This exceptional split-level modern smart home, constructed in 2019, seamlessly blends open-plan living spaces with private south-facing outdoor areas, offering stunning views of the Gannel Estuary and countryside. Three double bedrooms, two being en-suite. Parking for a minimum of four cars is available, complemented by a detached double garage. Planning permission for a second-storey extension on the garage provides potential for additional accommodation. Viewing is highly recommended to fully appreciate this remarkable home.

Guide Price £825,000 Freehold

Key Features

- Bespoke traditionally built detached family home
- Three double bedrooms
- Under floor heating throughout
- Multiple smart home features
- Speakers in every room apart from the utility room
- South facing Gannel views from every level
- Private south facing patio and garden
- Detached double garage with planning
- Solar thermal panels
- Aluminium double glazing throughout



The Property

Entering through an oversized entrance door with a keycode entry system, you are greeted by a generous entrance hallway. The third bedroom, currently used as a study, and the conveniently located utility and main bathroom are accessed from here. Venturing further into the home, you are met by the impressive centrepiece: an oak staircase with frameless glass, the heart of the home providing access to all levels.

Descending down a level into the open-plan kitchen/dining room, you encounter a space fully fitted with a modern stainless steel commercial-style kitchen, including an electric Lacanche range-style cooker with a matching extractor and Miele fridge and freezer. Dual bifolding doors, as well as another set of double doors, open out into the south-facing garden, perfect for entertaining and al fresco dining. The second bedroom with ensuite is also located on this level, boasting built-in wardrobes and access out into the rear garden.

On the first floor, the open living room with another set of dual bifolding doors is further enhanced by the stunning gable end glass window, combined with the vaulted ceiling with multiple electric rain sensor velux's, make it superbly naturally lit. An architecturally considered open void between these floors floods light down across all levels.

Off the lounge area, the principal bedroom enjoys its own south-facing balcony space with views and an easterly aspect ideal for morning coffees. This balcony can also be opened back into the lounge. Stepping down a half-level is this bedroom's en-suite, boasting a vaulted ceiling with fully tiled walls.

To complete the accommodation, there is the cinema room on the upper first floor, accessed from the lounge. This room is separated by privacy glass to feel cozy whilst still connected to the rest of the home. It boasts a surround sound setup, a bespoke frosted window, and an additional Velux window.





Externally

The mainly south private rear garden enjoys a resin bound patio off of the kitchen/diner that leads down to the lawn, the current owners have planted establishing Laurel trees that will add further privacy. To the front of the property there is driveway parking for a minimum of four cars as well as a detached double garage that has active planning permission for an office space above.





The Location

Nestled on a private lane off of Treninnick hill and Wych Hazel Way, Treninnick House sits proudly within a well sized plot. Within this residential area on the outskirts of Newquay town you will find a multitude of local amenities, including the Trenance Gardens and the inviting Boating Lake. Families will appreciate the nearby Bishope C of E primary school, while those seeking relaxation can unwind at the friendly local pub or easily access two supermarkets for all their daily needs and the increasingly popular Prow Park business park that hosts local independent traders including unique eateries.

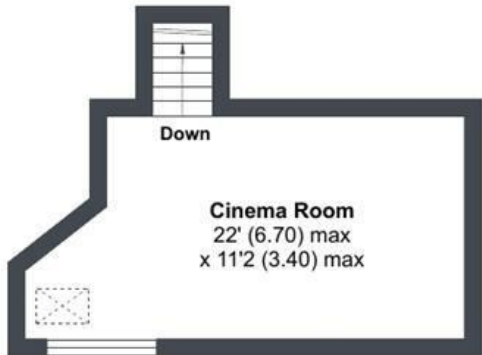
Public transportation offers convenient bus and rail services connecting residents to outlying areas, while Newquay Airport, 7 miles away, provides access to domestic and international destinations.



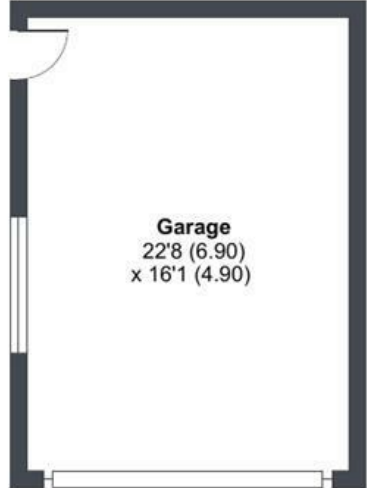
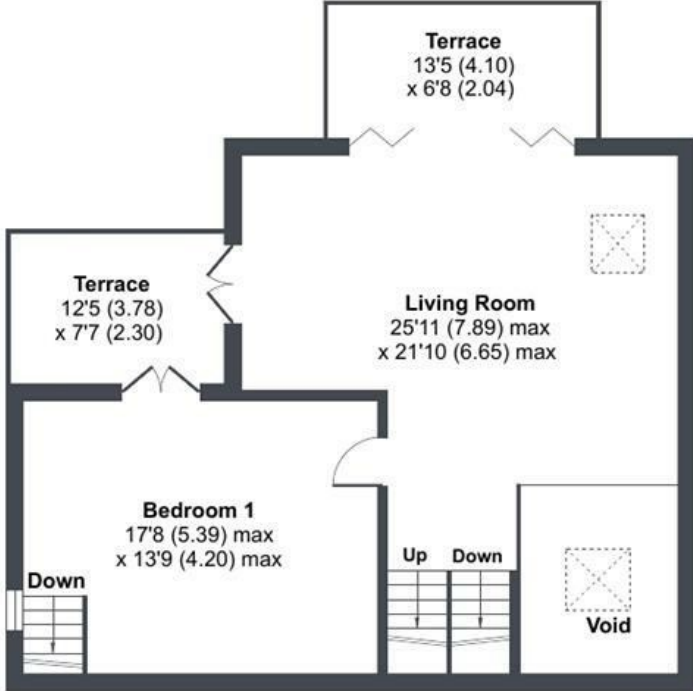
Treninnick, Newquay, TR7

Approximate Area = 2249 sq ft / 208.9 sq m
 Garage = 364 sq ft / 33.8 sq m
 Total = 2613 sq ft / 242.7 sq m

For identification only - Not to scale



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 87 |
| (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 | 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: 1116910





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