

9 Bonython Road
Newquay

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| LUXURY COLLECTION |



David Ball Luxury Collection are delighted to offer for sale this double fronted family home situated in the extremely sought after Lusty Glaze Estate in Newquay. Being offered for sale CHAIN FREE. Early view is HIGHLY recommended.

Guide Price £625,000 Freehold

Key Features

- Chain Free
- Extremely Sought After Location
- Requires Some Degree Of Modernisation
- Three Reception Rooms
- Ample Off Street Parking And Garage
- Enclosed Low Maintenance Rear Garden
- Close To Privately Owned Lusty Glaze Beach
- Early Viewing Highly Recommended



The Property

Offered for sale for the first time in over four decades, this presents a rare opportunity to acquire a property in the highly sought-after Lusty Glaze area of Newquay, renowned for its proximity to pristine beaches. The property was previously used as a B&B.

While the property does require some modernization, it remains fully functional and has recently benefited from the installation of a new central heating boiler.

Upon entering the property via the fully tiled spacious porch, you're greeted by an entrance hallway flanked by reception rooms on either side. To the left is the lounge which benefits from a solid bespoke marble fireplace and featuring a distinctive semi-circular bay window to the front of the property with an archway leading into the dining room. On the right side of the entrance hallway, you'll find a secondary sitting room, also boasting a semi-circular bay window.

From the dining room, you transition into the galley-style kitchen, which further leads to a ground floor cloakroom and a separate rear entrance.

Ascending to the first floor, you'll discover four bedrooms of varying sizes, with the two front-facing bedrooms benefiting from charming semi-circular bay windows. Completing this level is the family bathroom, while an additional staircase grants access to the converted attic space.



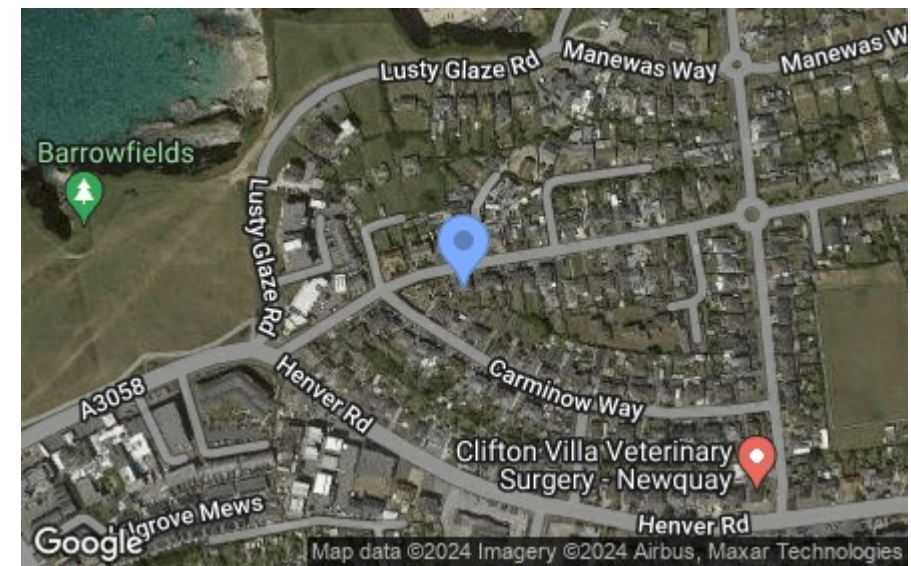


The converted attic serves primarily as a storage area but has previously been used as a bedroom. This space also features two separate eave storage spaces for added convenience.

Externally

To the front of the property, a block-paved driveway offers ample off-street parking partially enclosed by stonewalling. Here, well-established flowering plants and shrubs, including an impressive Cornish palm, lend a touch of natural beauty.

To the rear of the property, a low maintenance lawn is adorned with boulders and flourishing plants, complemented by a meandering pathway and a charming Cornish slate patio. This area provides access to the single garage and purpose-built workshop, all enclosed within stone walls for added privacy and security.





The Location

Situated in an idyllic location, Bonython Road offers a prime spot just a stone's throw away from the cliff top, providing stunning panoramic views of Lusty Glaze Beach and the vast expanse of the Atlantic Ocean stretching towards Trevoose Head.

The nearby sandy cove of Lusty Glaze, with its charming restaurant and bar, invites you to indulge in its intimate ambiance. For the adventurous spirits, a plethora of water and cliff-based activities, from surfing to abseiling, await at your doorstep.

Within walking distance, you'll find the Chester Road shopping complex, two senior schools, Porth Beach, and the ancient Barrowfields, ensuring convenience and accessibility. Bonython Road perfectly situates you to enjoy all that Newquay has to offer, from its trendy bars and restaurants to its historic fishing harbor and breathtaking coastline.

Transportation options are abundant, with bus and rail services connecting you to outlying areas, while Newquay International Airport, a mere seven miles away, offers convenient access to a multitude of destinations, with plans for new routes in the pipeline.



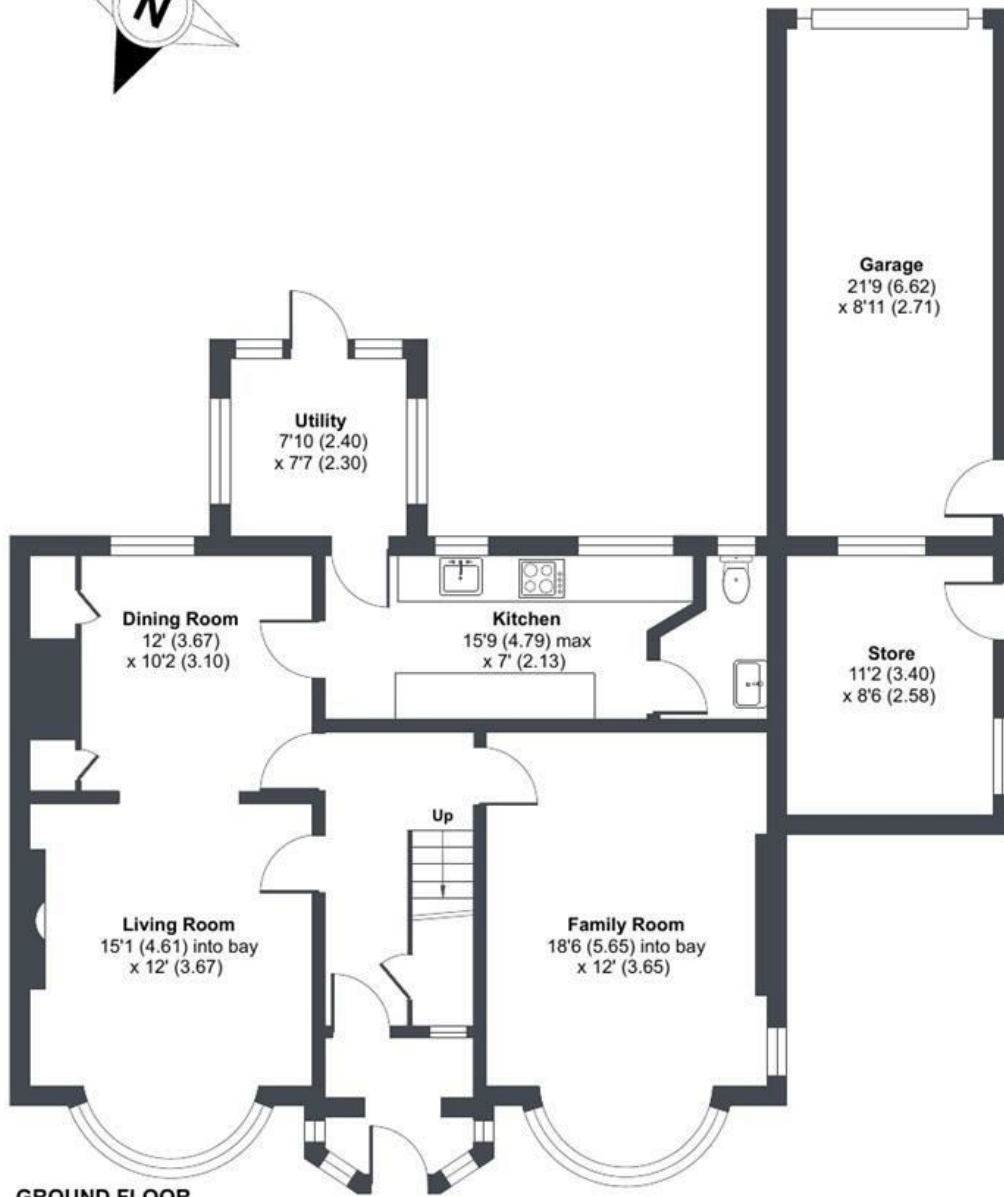
Bonython Road, Newquay, TR7

Approximate Area = 1575 sq ft / 146.3 sq m
 Garage = 190 sq ft / 17.6 sq m
 Store = 97 sq ft / 9 sq m
 Total = 1862 sq ft / 172.9 sq m

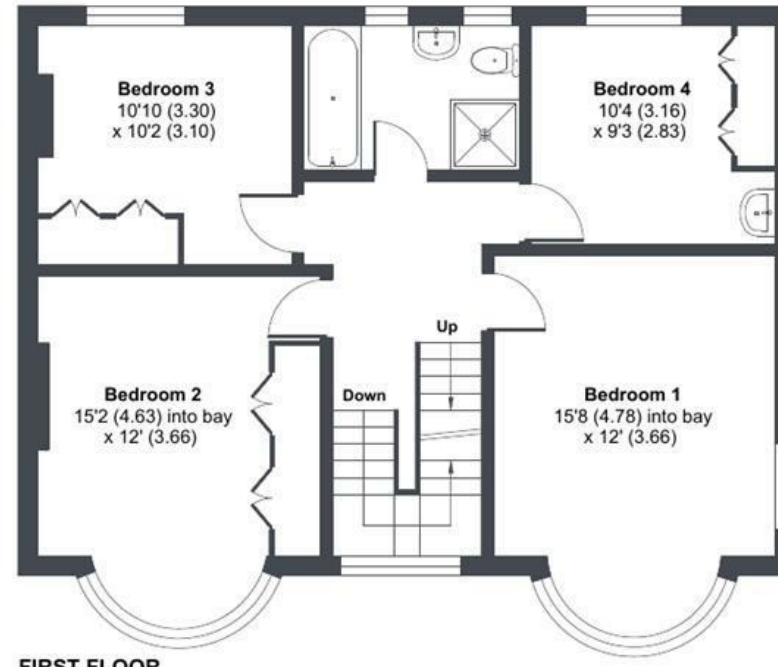
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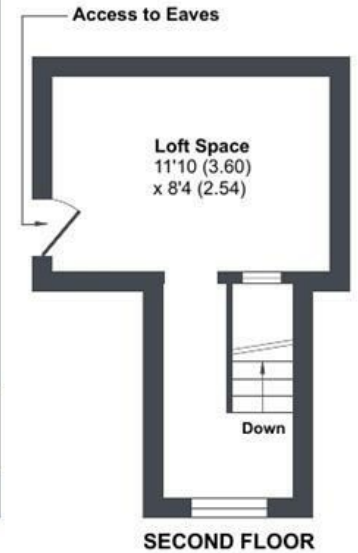
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1116154





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01637 850850
www.davidball-luxury.co.uk



e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

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