

Linton Rise
Summercourt, TR8 5AE

david ball
| LUXURY COLLECTION |



Step into country with this 5-bedroom bungalow, offering unrivalled views and a gated entrance ensuring privacy. The property has idyllic countryside views from every aspect, while additional amenities include a two-berth caravan for guests and a versatile outbuilding ideal for storage or pursuing hobbies. With the comfort of oil central heating and ample parking for numerous vehicles, this property offers a lifestyle of comfort and relaxation. Viewing is highly recommended to fully appreciate all this property has to offer. No onward chain ensures a smooth transition for buyers seeking their dream countryside retreat. FURTHER LAND AVAILABLE BY SEPERATE NEGOTIATION.

Asking Price £695,000 Freehold

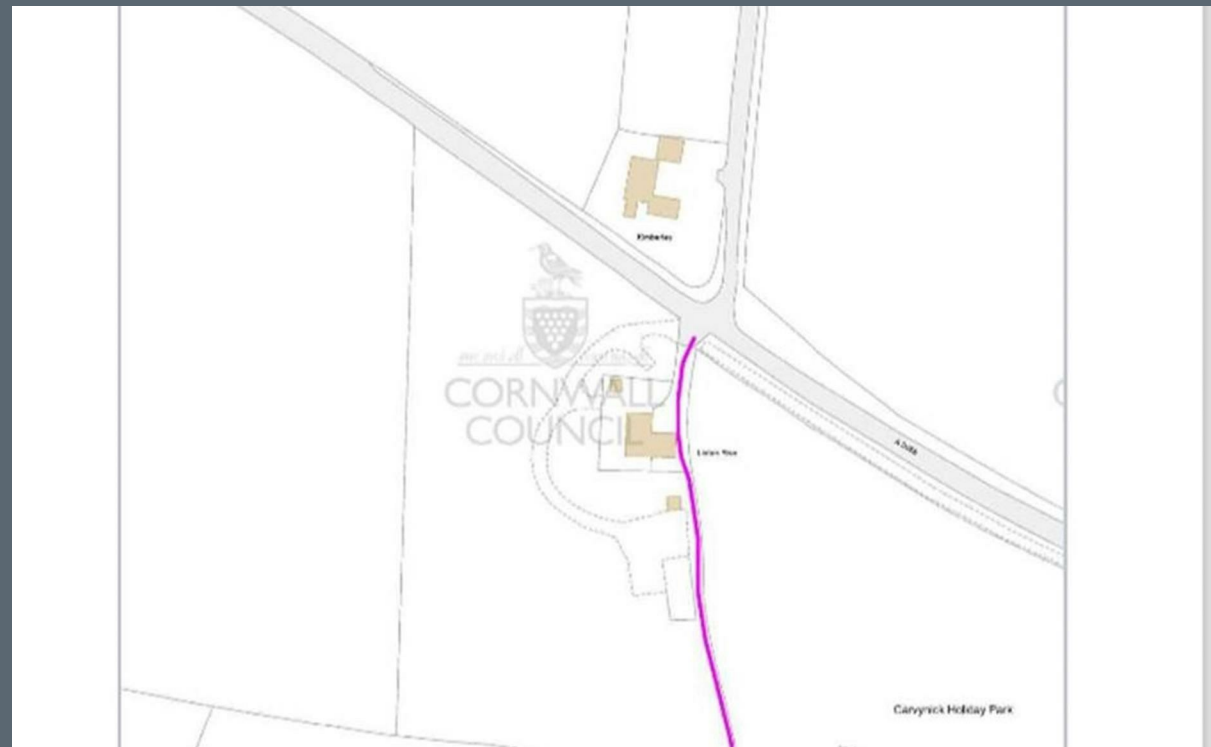
Key Features

- Large detached five bedroom rural bungalow.
- Oil fired central heating
- Separate two berth caravan
- Workshop
- Kitchen with central island
- Gated drive
- Generous parking area
- Further land available by separate negotiation



The Property

The property opens into a spacious entrance hallway, providing access to all living and bedroom areas. The main reception room is generously sized, featuring a large window that frames sweeping views over the surrounding farmland. Its focal point is a charming open fireplace with an oak mantle. The kitchen and breakfast area are completed to a high standard, boasting a central island and modern appliances, including a Rangemaster oven with a double extractor and ideal for family cooking or entertaining. Two sets of French doors lead out to a spacious side terrace, perfect for alfresco dining and barbecues. Adjacent to the kitchen is a separate utility room and a cloakroom WC. The property offers up to five bedrooms, though some are currently used for additional purposes: one as a secondary reception room or snug, and another as a games room, showcasing the versatility of the space. Finally, a beautifully finished family bathroom includes both a bath and a double shower cubicle, completing the home's impressive internal accommodations. Set within this expansive property lies a charming four-berth caravan, boasting the com-forts of LPG central heating. Step into the inviting open-plan living area, complemented by two snug bedrooms, one of which features an en-suite for added convenience. Shower room ensure. Notably, this caravan holds a certificate of lawfulness for residential use, offering a flexible and comfortable living arrangement amidst the picturesque surroundings





Externally

Linton Rise is nestled in a serene setting, surrounded by green spaces both at the front and rear. A gated driveway at the front provides privacy and security, while a secondary entrance on the right allows easy access to the rear of the property, where there is ample parking for multiple vehicles. The expansive grounds present excellent potential for paddocks and grazing, making it an ideal choice for equestrian or agricultural pursuits, and adding to the appeal of this countryside retreat.





The Location

Ideally located between the villages of Summercourt and Quintrell Downs, near the picturesque coastal town of Newquay on the north Cornish coastline, this property offers easy access to some of Cornwall's finest attractions. Stunning beaches stretch along the coast from Watergate Bay to Padstow, popular with surfers and families alike. The area also provides a wide range of leisure activities, including horse riding, sailing, and scenic walking trails. For added convenience, Newquay Airport is just about 9 miles away, making travel easy and accessible.



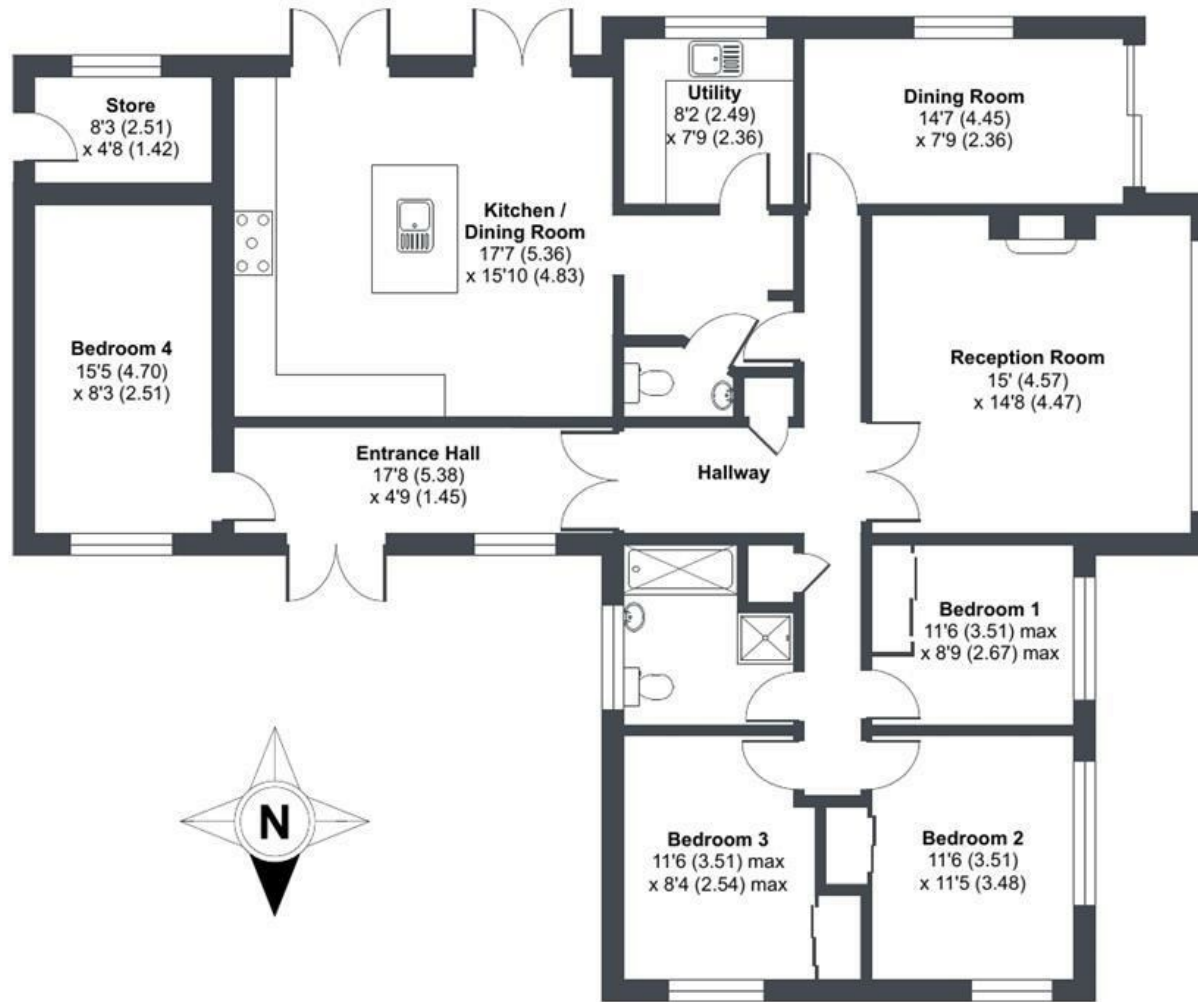
Linton Rise, Summercourt, Newquay, TR8

Approximate Area = 1836 sq ft / 170.5 sq m (includes garage)

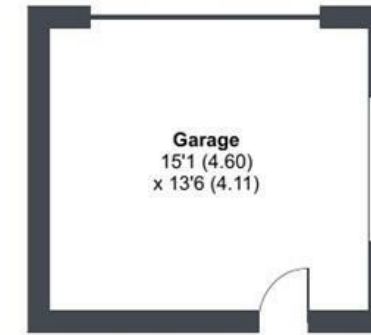
Annex = 429 sq ft / 39.8 sq m

Total = 2265 sq ft / 210.4 sq m

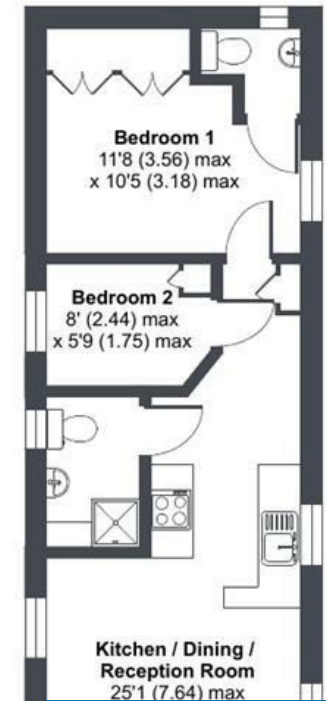
For identification only - Not to scale



GROUND FLOOR



Garage
15'1 (4.60)
x 13'6 (4.11)



Bedroom 1
11'8 (3.56) max
x 10'5 (3.18) max

Bedroom 2
8' (2.44) max
x 5'9 (1.75) max

Kitchen / Dining /
Reception Room
25'1 (7.64) max

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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