

60 Henvver Road
Newquay

david ball
| LUXURY COLLECTION |



David Ball Luxury Collection are delighted to offer for sale this immaculately renovated 2021 sqft total four bedroom family home with detached single garage and annexe. The versatile 5 bedroom total accommodation offers the lucky new owners an array of living options. The enclosed rear private southfacing garden with decking is a perfect family space. Early viewing is highly recommended.

Guide Price £595,000 Freehold

Key Features

- Five Spacious Bedrooms
- Detached Annexe – Ideal Holiday Let or Guest Suite
- Detached Garage & Driveway Parking for Four+ Cars
- South-Facing Landscaped Garden with Decking & Outdoor Shower
- Renovated in 2022 by Märraum Architects & Interior Designer
- Highly Sought-After Henver Road Location
- Walking Distance to Lusty Glaze & Tolcarne Beaches
- Stylish Japandi-Inspired Interiors
- Energy-Efficient Features & Modernised Systems



The Property

Just before entering the home, there's a convenient open external porch—perfect for storing wellies and other outdoor gear. Stepping into the entrance hallway, the extent of the renovation becomes immediately apparent. The space is naturally bright and welcoming, featuring a stunning floor-to-ceiling decorative oak balustrade staircase that cleverly incorporates hidden understairs storage. The tiled flooring flows seamlessly from the hallway into the open-plan living area and the downstairs cloakroom.

One of the most striking spaces in the home is the open-plan living area. Generously proportioned, this room is bathed in natural light thanks to double doors opening onto the garden and a large oak-framed sliding window that maximizes the south-facing aspect. An additional oak-framed window in the kitchen area further enhances the bright, airy feel. The kitchen itself is a true standout, boasting bold turquoise blue units, luxurious stone worktops, and integrated Samsung appliances. A bespoke island, designed to optimize floor space, serves as a practical centrepiece for entertaining while offering ample storage. Built-in seating with additional storage and a fitted dining area makes this space ideal for family living and social gatherings.

The separate lounge provides a cosy retreat. The warm engineered oak flooring contrasts beautifully with the tiled flooring throughout the rest of the ground floor, while a large bay window fills the room with natural light.

Upstairs, a large vertical oak-framed window floods the staircase and landing with natural light. The four bedrooms all feature engineered oak flooring, mirroring the lounge. The principal bedroom well-sized, complete with an en-suite and a dressing area. The en-suite impresses with its stylish design, including black accent sanitaryware, a walk-in double shower with an overhead waterfall fixture, and a wall-mounted handheld showerhead. Along with the principal bedroom, bedroom three also enjoys views of the south-facing rear garden.

Bedrooms two and four are located at the front of the property. Bedroom two is a spacious double with a large bay window, while bedroom four is currently used as a home office but can easily function as a bedroom. The family bathroom mirrors the en-suite's style, featuring contrasting tiles and black-accented sanitaryware. It includes a bath with an overhead mains shower and a wall-mounted handheld showerhead.





Externally

The rear garden, facing south, is a fantastic space for outdoor entertaining, a decked sun terrace, accessible from the living area invites you into the garden. The landscaped lawn is bordered by established low-maintenance planting with a stepping stone path that leads to the bottom of the garden, where you'll find a greenhouse and vegetable patch, ideal for growing your own produce. Double doors from the garden provide access to the rear of the garage, offering ease of use. The garden is also equipped with a convenient external hot and cold shower, perfect for rinsing off after a day at the beach or gardening. Additionally, there's access to the annexe.

At the front of the property, a spacious driveway offers parking for a minimum of four cars. The driveway provides access to the single garage and to the rear garden.

Annexe

The annexe is a stylish extension of the main property, seamlessly blending modern design with functional living. The minimalist, handleless kitchen features built-in seating around the dining table. The open-plan living area cleverly separates the bedroom from the main space using a storage-oriented room divider. The en-suite shower room mirrors the elegant black accent sanitary ware found in the main house and includes a corner shower unit with a mains overhead shower and a handheld attachment.

This thoughtfully designed annexe offers both comfort and versatility. Being is currently let out on a holiday let basis it offers new owners the option of additional income, but could just as easily be used for a family member or residential tenant.





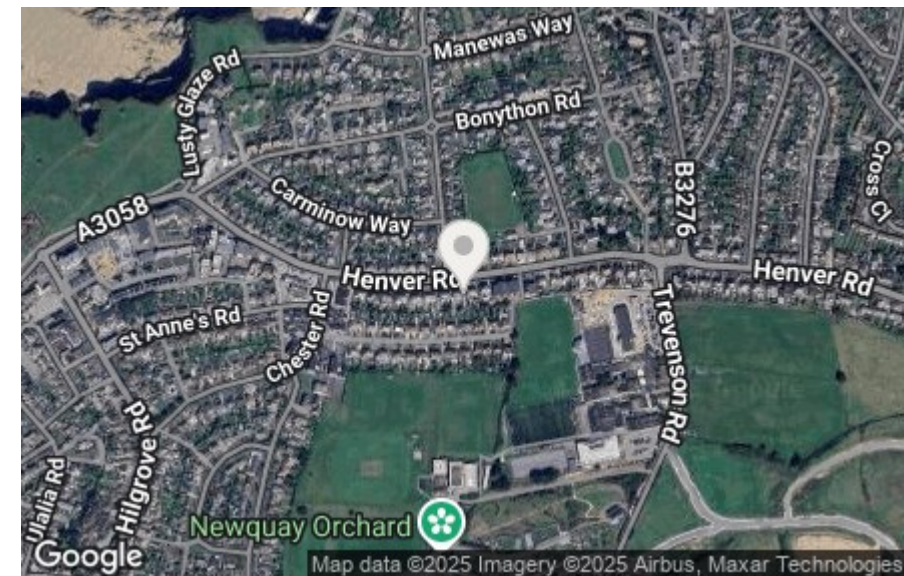
The Location

Located in a prime residential area, 60 Henver Road in Newquay offers a superb blend of family convenience and coastal living. Positioned just over a mile from the heart of the town centre, with a predominantly flat route, making it an easy walk or cycle into town where you'll find a wide range of shops, cafes, and restaurants. For day-to-day essentials, the nearby Chester Road shopping facilities are just a short stroll away, providing a variety of local amenities, including a supermarket, pharmacy, bakeries and independent stores.

Families will appreciate the excellent selection of nearby schools, including Tretherras Academy, as well as other well-regarded primary and secondary within easy reach. The area is also well-served by public transport, with frequent bus services along Henver Road providing direct connections to the town centre, surrounding neighborhoods, and further afield.

Newquay's famous beaches are a major draw, and 60 Henver Road is ideally situated to enjoy them. Lusty Glaze Beach is within 500m, offering golden sands, a sheltered cove, and stunning sunset views. Tolcarne Beach, another local family favorite, is just 850m away, perfect for surfing, days out down the beach and sunbathing.

With easy access to coastal paths, recreational facilities, and excellent transport links, this property offers an ideal base for enjoying all that Newquay has to offer. Whether you're looking for family-friendly amenities, a vibrant social scene, or the tranquility of Cornwall's beautiful coastline, 60 Henver Road provides it all.



Henver Road, Newquay, TR7

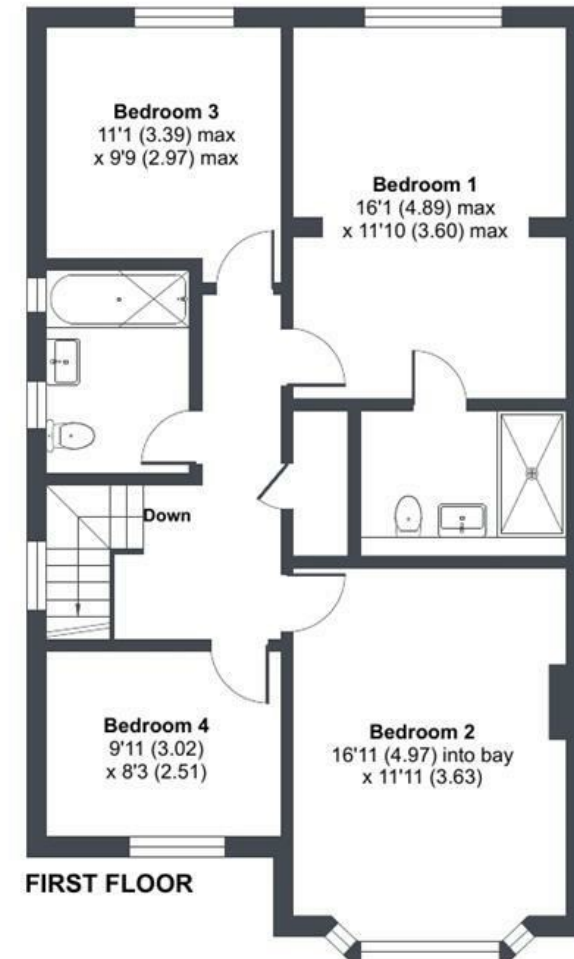
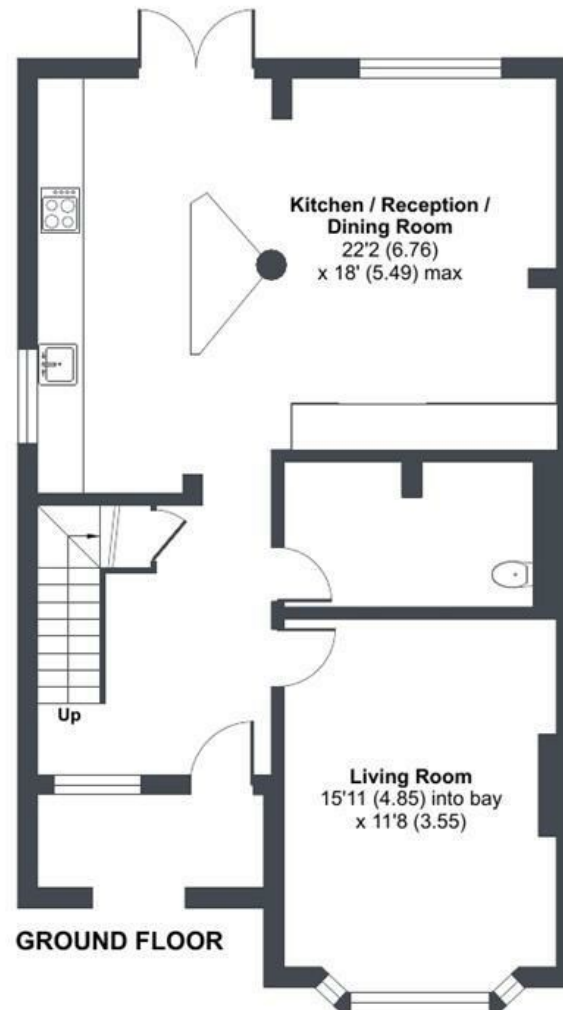
Approximate Area = 1572 sq ft / 146 sq m

Annexe = 251 sq ft / 23.3 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 2021 sq ft / 187.6 sq m

For identification only - Not to scale



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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	





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