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31 Lewarne Road, Porth, Newquay TR7 3JT

£595,000

AN EXCEPTIONAL FAMILY HOME BY THE SEA OFFERING SPACIOUS, FAMILY FRIENDLY ACCOMMODATION LOCATED WITHIN A FEW MINUTES WALK OF PORTH BEACH WITH PHENOMENAL SEA AND COASTAL VIEWS. THERE'S AMPLE PARKING, WELL ESTABLISHED GARDENS AND QUALITY ACCOMMODATION IN ABUNDANCE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- THREE BEDROOM DETACHED FAMILY HOME WITHIN A FEW MINUTES WALK OF PORTH BEACH
- PHENOMENAL SEA AND COASTAL VIEWS
- EXTENDED TO CREATE A BRILLIANT SOCIAL AREA
- WELL ESTABLISHED 'WRAP AROUND' GARDENS
- TWO DRIVEWAYS AT THE REAR
- GARAGE
- ALL MAINS SERVICES
- GROUND FLOOR EN SUITE BEDROOM
- PRESENTED TO A HIGH STANDARD

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DESCRIPTION:

Porth has become one of the most highly-desirable parts of Newquay, with everything a busy family needs right on the doorstep. Whether you want to spend a day at the beach in summer or enjoy a frosty winter hike across to Watergate Bay in the winter you're only minutes away from a multitude of fantastic outdoor options. Porth beach is just a few minutes walk away, with uninterrupted coastal walks up to Watergate Bay, reaching all the way to Padstow, further north. The main town of Newquay is easily accessible on foot and by car and offers an array of cafes, restaurants, shops and bars. St Columb Minor Academy is within walking distance and for secondary aged children Treviglas and Tretherras are within a mile. The weekly food shop is made easy with a Co-op food store within ten minutes' walking distance, as well as a larger Morrisons Supermarket, or Lidl around ten minutes drive away from the property.

The current owner has lovingly crafted a home which offers space, flexibility and practical family accommodation designed to take advantage of the stunning views and location. Over the years, it has been extended to create brilliant social areas, generous bedrooms and flexible accommodation, perfect for the modern family, with many windows enjoying jaw dropping views of Porth and the coastline beyond, this property is guaranteed to make you smile.

An entrance porch leading into a hallway guides you into this family home where you will find an under-stairs cupboard and stairs to the first floor. The first room to greet you is the dual aspect living room enjoying views of Porth Beach, what a great spot to enjoy a film with the family after a long day or watch a storm roll in during the winter months. On the other side, the kitchen diner is a brilliant family space with ample room for cooking, dining and relaxing, this area has been carefully designed to encourage connection and interaction yet is big enough for the whole family to enjoy their own space...with direct access to the garden a great space for a party too! Practically, the kitchen offers a generous range of shaker style units with an eye level double oven, SMEG hob, dish washer, microwave and fridge with space for a washing machine. There's ample space for a family size dining table and the velux windows in the snug allow for lots of natural light, even on a dull day.

Also on the ground floor, you will find the main bedroom which has a dressing area and an en suite 'wet room style' shower room, perfect for those needing ground floor facilities. The main bathroom is features a jacuzzi bath with shower attachment. The remaining two bedrooms can be found on the first floor. Both are doubles and enjoy the most spectacular sea views with a fully tiled shower room.

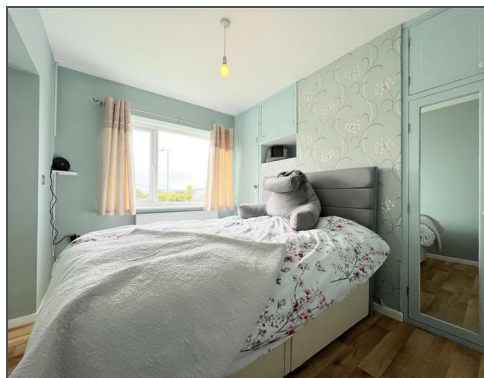
Externally, this property sits in the middle of the plot meaning the property is set well back from the road with a generous front and rear garden. At the front, the garden is laid to lawn with some beautiful and well established borders and shrubs. At the rear, the landscaped space is attractive and private, ideal for hosting those Summer BBQ's or Winter hog-roasts. There's plenty of room for out-door seating to dine alfresco and the lawned area is large enough for any children or four legged friends to tire themselves out before bedtime. The pathways are resin bound and there's a raised composite deck accessed via the snug. Further more, there are two driveways, a garage with power and a well stocked vegetable patch.

In summary this property is ideal for families looking to enjoy the laid-back lifestyle the close-knit coastal town of Newquay affords, you will be proud to call this property 'home' for many years to come.

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Hallway
3.73m x 3.43m (12'3 x 11'3)

Kitchen Diner
6.27m x 3.43m (20'7 x 11'3)

Snug/ Sun Room
4.01m x 3.05m (13'2 x 10'0)

Lounge
5.51m x 3.35m (18'1 x 11'0)

Larder Cupboard
3.20m x 1.02m (10'6 x 3'4)

Bathroom
2.13m x 2.03m (7'0 x 6'8)

Ground Floor Bedroom
4.65m x 3.48m (15'3 x 11'5)

En Suite
1.93m x 1.57m (6'4 x 5'2)

Bedroom 2
3.51m x 3.15m (11'6 x 10'4)

Bedroom 3
3.20m x 3.12m (10'6 x 10'3)

Shower Room
1.63m x 1.45m (5'4 x 4'9)

Garage
5.31m x 3.30m (17'5 x 10'10)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Miroplan 12/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		78
	(81-91) B		
	(69-80) C		
	(55-68) D	59	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		78
	(81-91) B		
	(69-80) C		
	(55-68) D	59	
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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