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4 Chyverton Close, Newquay TR7 2AR

£650,000

WELCOME TO THIS ULTIMATE FAMILY HOME AND ANNEXE!
AN EXCEPTIONAL THREE DOUBLE BEDROOM PROPERTY WITH ONE BEDROOM ANCILLARY ACCOMMODATION, JAW DROPPING RIVER GANNEL VIEWS, A GORGEOUS SOUTHERLY FACING GARDEN AND BALCONY... THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- FOUR BEDROOM HOUSE WITH SELF CONTAINED ONE BEDROOM ANNEXE
- JAW DROPPING RIVER GANNEL VIEWS
- SOUTHERLY FACING GARDEN/SUN TERRACE WITH HOT TUB
- SOUTHERLY FACING BALCONY
- REVERSE STYLE LIVING
- IDEAL FOR A MULTI-GENERATIONAL FAMILY
- ALL MAINS SERVICES
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- EPC TO FOLLOW
- NO ONWARD CHAIN

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DESCRIPTION:

THE LOCATION:

Welcome to Number Four Chyverton Close a unique, detached coastal home positioned in a tucked away residential location with sensational views of The River Gannel. This property is presented to a high standard with natural light and glass in abundance making the most of the view from every window possible.

The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach Fistral which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY:

This is a house you will be proud to call home! The current owners have created a truly unique and wonderful home with River Gannel views from many rooms and a huge south facing sun terrace, ample parking, a good size, private rear garden and a double garage. There's also some very useful additional accommodation ideal for an older relative or perhaps a teenager looking for their own space.

Stepping through the front door into the hallway, the first impressions set the tone for the whole property, a beachy, bright feel with solid oak doors and some useful storage. On the ground floor, you will find access to the annexe on the left, two double bedrooms and the main shower room. The main bedroom suite is dual aspect with plenty of mirrored storage and bifold doors opening onto the sun terrace. This is a vast bedroom with gorgeous views. The other double bedroom is at the front and the shower room at the rear is spacious, bright and offers a double walk-in shower.

The impressive first floor kitchen diner is exceptionally spacious with a good range of cream, gloss units complimented by solid wooden work tops with space for a dish washer and wine fridge with a full height integrated fridge and freezer, two eye level ovens, a microwave and gas hob. You will immediately be drawn to the south facing balcony and impressive River Gannel views.

If ever there was a room built for entertaining and spending time together as a family, surely this is it! There's ample space for relaxing and dining with friends and family with direct access to the terrace, you are likely to spend a lot of time in this area as there's enough space on offer to dine alfresco or enjoy your morning espresso/evening wine as the sun rises and sets in the distance. The Apex window is a real feature of the dining space and allows for the best of the view to be enjoyed whilst relaxing at the dinner table.

The living room is a cosy, dual aspect space with sliding doors giving access to the balcony.

Also, on the first floor you will find a well equipped utility/ cloakroom and a further dual aspect double bedroom with a Juliet Balcony to the rear.

ANCILLARY ACCOMMODATION

The self contained additional accommodation is spacious and bright, presented to a superb standard with a modern black gloss kitchen, a lounge diner with Gannel views, a double bedroom and a shower room...ideal as a holiday let, accommodation for an older relative or perhaps an older teenager looking for their own space.

The southerly facing garden at the rear is laid mainly to lawn, it is well stocked and private with a wide variety of established, well cared for shrubs, succulents and plants suited to the coastal environment. There's a large deck with a hot tub and ample space for entertaining.

At the front, there is ample driveway parking with access to the double garage.

This property has gas central heating with electric heating in the annexe. The boiler is located in the kitchen.

In summary, properties like this are rare! The fabulous condition, superb location and sensational views make for the perfect home, suitable as a permanent family residence or lucrative investment property.

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Hallway
5.36m x 1.96m (17'7 x 6'5)

Bedroom 1
6.10m x 3.66m (20'0 x 12'0)

Bedroom 2
3.66m x 2.87m (12'0 x 9'5)

Shower Room
3.07m x 1.88m (10'1 x 6'2)

Kitchen Diner
8.74m x 5.69m (28'8 x 18'8)

Lounge
5.51m x 3.68m (18'1 x 12'1)

Bedroom 3
5.56m x 2.64m (18'3 x 8'8)

Cloakroom/Utility
1.91m x 1.65m (6'3 x 5'5)

Annexe Kitchen
2.92m x 2.51m (9'7 x 8'3)

Annexe Lounge Diner
6.10m x 2.59m (20'0 x 8'6)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(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		72	79
	EU Directive 2002/91/EC		

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

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