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## Providence House The Drang, Indian Queens TR9 6PN

**£475,000**

AN UTTERLY UNIQUE AND STRIKING FOUR BEDROOM FAMILY HOME IN SUPERB CONDITION WITH EXTENSIVE GARDENS AND AMPLE PARKING LOCATED WITHIN THE MID COUNTY VILLAGE OF INDIAN QUEENS, OFFERED TO THE MARKET FOR THE FIRST TIME IN NEARLY 50 YEARS.

PROPERTY TYPE: House - Detached

RECEPTIONS: 3 / BEDROOMS: 4 / BATHROOMS: 2

### FEATURES:

- IMPOSING FOUR BEDROOM DETACHED FAMILY HOME
- BRILLIANT, SPACIOUS FAMILY FRIENDLY ACCOMMODATION
- EXTENSIVE GARDENS
- AMPLE PARKING
- CONVENIENTLY LOCATED WITHIN MID CORNWALL
- CONSERVATORY, UTILITY ROOM AND PANTRY
- PROPANE HEATING
- EPC TO FOLLOW

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

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## DESCRIPTION:

Welcome to Providence House, a beautiful granite built family home located in a tucked away position within the mid county village of Indian Queens which offers a good range of day to day amenities including a convenience store, a garage, a Primary School and the locally famous 'Port and Starboard' fish and chip shop!

The neighbouring villages of Fraddon and St Columb Road are within a mile or so and the A30 is approximately a 5 minute drive making a commute to Truro, Newquay, Bodmin or St Austell very accessible. The Kingsley Village shopping park offering a Marks and Spencer, Next, Starbucks and many more high street stores is just a few minutes drive away and the beautiful beaches of Newquay are about 7 miles away where you will find a vibrant array of shops, bars and cafes along with two secondary schools.

Providence House has been 'home' to the same family for almost 50 years, a real testament to what a wonderful family home it is! With spacious family friendly accommodation, extensive gardens and ample driveway parking this property is the perfect blend of old and new and has been beautifully maintained and improved over the years.

An entrance hallway with stairs to the first floor guides you into the dining room on the right which has a window to the front, a bright airy space with ample space for a large dining table. The dining room flows seamlessly into the kitchen/breakfast room and in turn the conservatory. The kitchen offers a vast array of wood effect units with space for a dish washer and a Range style oven, all complimented by a practical and stylish tiled floor. Off from the kitchen, the pantry is super useful for the modern family. With doors leading out to the garden, the conservatory provides a useful additional reception room, ideal for those with older children looking for their own space. On the other side of the kitchen, you will find a utility room with space and plumbing for a washing machine and fridge freezer and access to the cloakroom.

Also on the ground floor, the dual aspect living room features a log burner and is beautifully decorated with a laminate floor.

All four bedrooms can be found on the first floor off from the split level landing. The main bedroom at the front has plenty of built in storage. The other three are all a good size and presented to the highest standard with modern, neutral decor and carpets. The family bathroom which has a window to the rear features a bath and separate shower.

This property has Propane heating, the boiler is located in the utility room. the windows are all upvc double glazed.

The gardens are truly exceptional! At the front there's ample parking for multiple cars with a neat, lawned garden with some beautifully planted flower beds. At the rear, there's a large patio area off from the conservatory, a lawned area, a garden store with electric and water and an under cover area with built in seating deal for BBQs and family gatherings. The garden is very private and completely enclosed, perfect for families.

In summary, Providence House exudes elegance, character and charm....a property you will be proud to call 'home'.

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Dining Room  
5.08m x 4.06m (16'8 x 13'4)

Lounge  
4.72m x 3.51m (15'6 x 11'6)

Kitchen Breakfast Room  
5.11m x 4.01m (16'9 x 13'2)

Conservatory  
3.78m x 2.36m (12'5 x 7'9)

Utility Room  
2.54m x 1.98m (8'4 x 6'6)

Bedroom 1  
4.72m x 2.95m (15'6 x 9'8)

Bedroom 2  
4.37m x 2.84m (14'4 x 9'4)

Bedroom 3  
3.99m x 2.54m (13'1 x 8'4)

Bedroom 4  
2.29m x 1.70m (7'6 x 5'7)

Garden Store  
4.65m x 4.14m (15'3 x 13'7)

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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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