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## 9a Henwood Crescent, Newquay TR7 3HG

**£495,000**

AN INDIVIDUALLY DESIGNED, PASSIV HAUS INSPIRED HOME. LOCATED IN A TUCKED AWAY LOCATION WITHIN THE QUAIN VILLAGE OF ST COLUMB MINOR WITH A SOUTHERLY FACING SUN TRAP GARDEN AND AMPLE PARKING. OFFERED WITH NO ONWARD CHAIN

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- STUNNING 'PASSIV INSPIRED HAUS'
- THREE DOUBLE BEDROOMS
- DETACHED AND TUCKED AWAY
- SOUTHERLY FACING 'SUN TRAP' GARDEN
- AMPLE GATED PARKING
- NO ONWARD CHAIN
- HIGHLY EFFICIENT
- OPEN PLAN LIVING
- STYLISH, INDIVIDUAL HOME

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## DESCRIPTION:

This house is one of a kind! Inspired by Passiv haus design and standards, it has been built with the environment and sustainability in mind. Whilst being incredibly energy efficient, there's been no compromise on looks too.

9a Henwood Crescent is set back on a large gated plot which has a large driveway at the front, sure to provide enough parking for a large household. The property has a discreet look from the front making for a great first impression & unique aesthetic.

### WHAT IS A PASSIV INSPIRED HAUS?

Passive Haus principles, create a building that provides high levels of thermal comfort all year round, making a comfortable, healthy home to live in that is warm in the winter and cool in the summer. They are highly Insulated houses, with an excellent air tight outer shell. This creates an efficient thermal envelope, reducing the need to heat and cool the property via traditional methods.

This unique house stores heat through solar gain in the winter and minimises solar overheating through the summer.

When you enter the property through the fingerprint enabled door, the high standards on display externally very much continue inside. The first impressions are exceptional. The open plan Kitchen Living and Dining Areas are both spacious and practical with precise attention to detail evident in every inch of this gorgeous property. There's ample space for cooking, relaxing, dining and entertaining and with the doors open, the courtyard garden is really just an extension of the living areas. Practically, the kitchen offers a huge range of oak fronted units with an integrated dish washer and space for a range style oven and fridge freezer. There's space for a family size table and a cosy lounge area complimented by a log burner.

An inner hallway with glass on one side and a terrarium filled with healthy green plants loosely divides the living area and bedrooms. The three bedrooms are all doubles with the main bedroom having plenty of storage and large sliding doors giving direct access to the garden, perfect for a morning coffee in the sun.

As you would expect, the family bathroom wouldn't look out of place in a Spa Hotel. A wet-room with gorgeous tiling, a bath and separate shower area. There's also a utility room with plenty of additional storage which leads to a separate smaller second bathroom with shower and toilet.

Whilst the inside of this statement home is nothing short of breath-taking, it's fair to say that things get really exciting on the outside! If ever there was an area tailor-made for entertaining and spending time together as a family, surely this is it, with two huge sets of sliding doors giving access to the south facing fully enclosed and private courtyard garden, children can play safely whilst you enjoy the sun. At the rear, there's a small wild garden with a pond, well established plants and workshop/shed.

9a Henwood Crescent really does represent the very best of contemporary design and modern day living and is quite unlike anything else available on the market in this area. Being conveniently located for many schools, Beaches and just a short drive to the town centre where you will find an abundance of local shops, bars, eateries and coffee spots – it's a great family friendly location.

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Kitchen Area  
4.17m x 3.51m (13'8 x 11'6)

Lounge Diner  
5.99m x 5.66m (19'8 x 18'7)

Bedroom 1  
4.67m x 4.06m (15'4 x 13'4)

Bedroom 2  
3.40m x 3.12m (11'2 x 10'3)

Bedroom 3  
3.38m x 2.54m (11'1 x 8'4)

Bathroom  
3.38m x 2.18m (11'1 x 7'2)

Inner Hallway  
9.25m x 0.97m (30'4 x 3'2)

Utility  
5.54m x 1.65m (18'2 x 5'5)

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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 as 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 Metrelix (2023)

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		
	74	86
<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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