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2 Lowena Vale, St. Columb TR9 6FT

£475,000

AN EXCEPTIONAL EXAMPLE OF A DETACHED FOUR BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN DINER, A LARGE REAR GARDEN AND DRIVEWAY PARKING, THIS PROPERTY IS PERFECT FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF THE AMENITIES ON OFFER IN ST COLUMB WITH EASY ACCESS TO NEWQUAY AND THE OTHER NEIGHBOURING TOWNS. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME
- TWO EN SUITE BEDROOMS
- AMPLE DRIVEWAY PARKING
- TUCKED AWAY LOCATION
- DUAL ASPECT LOUNGE WITH A LOG BURNER
- SPACIOUS KITCHEN DINER WITH BI-FOLD DOORS OPENING INTO THE GARDEN
- BRAND NEW IN 2018 WITH THE REMAINDER OF THE TEN YEAR PROTEK WARRANTY
- AIR SOURCE HEATING
- WESTERLY FACING BALCONY OFF THE MAIN BEDROOM
- NO ONWARD CHAIN

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DESCRIPTION:

Nestled in the charming Lowena Vale on the edge of St. Columb, this detached house is a true gem waiting to be discovered. Boasting four double bedrooms with two en suites and 1,603 sq ft of space, this property offers ample room for a growing family or those who love to entertain. Built in 2018, this modern home exudes a sense of contemporary elegance. The location itself is a dream - a peaceful setting with well-maintained family homes.

St. Columb Major offers a delightful array of amenities, from a convenient Co-op and local butchers to charming cafes and traditional pubs. With a primary school and doctor's surgery nearby, this community is perfect for families. For secondary education, children can attend Newquay Treviglas or Tretherras schools. Just a short drive away lies the highly coveted coastal town of Newquay, recently hailed as one of the UK's most desirable places to live. With its stunning sandy beaches, renowned surf spots, and family-friendly rock pools, Newquay promises endless adventures by the sea. Whether you enjoy paddle boarding in calm waters or soaking up the sun on the shore, this vibrant town has something for everyone. Closer still are the popular beaches of Watergate Bay and Mawgan Porth, offering even more opportunities to embrace the coastal lifestyle. Imagine coming home to this idyllic retreat, where the beauty of Cornwall surrounds you and the promise of a relaxed, seaside existence awaits. Don't miss your chance to make this house your own slice of paradise in the heart of Cornwall.

A bright and welcome hallway with stairs to the first floor and a useful cupboard guides you into this family home. On the right, the dual aspect lounge is a great family room with the added luxury of a log burner, perfect for those cosy winter nights. At the rear, the kitchen diner is a brilliant family space with bi-fold doors opening into the garden. There's an array of contemporary grey shaker style units with an integrated dish washer, fridge freezer, wine chiller, double electric oven and hob. A breakfast bar loosely divides this area with a family dining suite currently arranged by the doors.

On the other side, you will find the well equipped utility room with a door to the side and access to the fourth bedroom which has its own door to the front and an ensuite shower room. (This area, including the utility could provide a useful granny annexe subject to the necessary building regulations.)

The remaining three double bedrooms can all be found on the first floor, the main bedroom is huge with a sheltered westerly facing balcony, ideal for an evening glass of wine in the sunshine. This bedroom also features a pristine en suite shower room while the other two bedrooms are served by the family bathroom which is finished to a high standard with a bath and shower over.

The galleried landing is particularly spacious with an airing cupboard and access to the loft.

This property was built in 2018 by a local developer and retains the remainder of a ten year Protek Warranty. the windows are all upvc and there's air source heating throughout.

Externally, at the front there's ample driveway parking and access down both sides to the rear. The rear garden is exceptionally large with a patio area and a large lawn with some pretty planted borders and shrubs. There's also a 'Garden Bar' complete with a hot tub available by separate negotiation. To one side, you will discover a gorgeous courtyard garden, a private peaceful area full of plants to enjoy. The shed at the top of the garden is included in the sale. There's three outdoor sockets and a hot and cold water supply.

In summary, properties of this quality are rare. This is the perfect family home with four double bedrooms and ample living space, a huge garden and a cosy living area, there's enough space for the whole family.

Hallway
8.13m x 2.34m (26'8 x 7'8)

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Lounge
5.87m x 3.84m (19'3 x 12'7)

Kitchen Diner
6.60m x 3.05m (21'8 x 10'0)

Utility
2.95m x 2.59m (9'8 x 8'6)

Bedroom 4
5.84m x 2.92m (19'2 x 9'7)

En Suite
2.26m x 1.04m (7'5 x 3'5)

Bedroom 1
6.55m x 2.97m (21'6 x 9'9)

En Suite
1.75m x 0.99m (5'9 x 3'3)

Bedroom 2
3.28m x 3.05m (10'9 x 10'0)

Bedroom 3
3.15m x 3.05m (10'4 x 10'0)

Bathroom
2.54m x 1.85m (8'4 x 6'1)

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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 | 87 | 96 |
| (92-91) 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 | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82-91) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (35-48) D | | |
| (20-34) E | | |
| (11-19) F | | |
| (1-10) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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