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8 Trethellan Hill, Newquay TR7 1QS

£925,000

WELCOME TO NUMBER EIGHT TRETHELLAN HILL!
AN UTTERLY UNIQUE AND INDIVIDUAL FOUR DOUBLE BEDROOM FAMILY HOME WITH JAW DROPPING OPEN PLAN LIVING AREAS AND SUPREME ATTENTION TO DETAIL THROUGHOUT. THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME
- LARGE, FLAT WESTERLY FACING GARDEN
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- LOCATED ON ONE OF NEWQUAY'S MOST DESIRABLE ROADS
- HUGE, OPEN PLAN LIVING AREAS
- PRESENTED TO A FLAWLESS STANDARD
- NO ONWARD CHAIN
- ENGINEERED WALNUT FLOORING WITH UNDERFLOOR HEATING ON THE GROUND FLOOR
- EPC TO FOLLOW

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DESCRIPTION:

THE LOCATION:

Welcome to Number Eight Trethellan Hill a unique, four bedroom detached coastal home positioned on a sought after spot with sensational open plan living areas, a large, flat westerly facing garden and ample parking... This luxurious property is flawlessly presented and is sure to make you smile!

The enticing 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 a truly unique and wonderful home within a few minutes walk of The River Gannel and Fistral Beach.

Stepping through the front door into the hallway, the first impressions are exceptional. Every detail has been considered, off from the hallway there's plenty of storage, a utility room with a shower, perfect for that post-surf rinse! a bespoke shoe storage unit with cleverly designed seating and a cloakroom.

As you move through the hallway, a couple of steps guide you into the jaw-dropping living space with doors opening into the garden, a totally brilliant social area with more than enough space for entertaining, dining, cooking and relaxing after a long day at the beach. This area was designed to encourage connection yet offers plenty of room for everyone to enjoy peace and quiet. Loosley arranged as a lounge, dining room and kitchen an island provides a casual spot for a coffee or a glass of wine. Practically, the kitchen offers a vast range of storage complimented by granite work tops, a wine fridge, a dish washer and space for a fridge freezer and a SMEG Range style oven. (The washing machine and tumble dryer are located in the utility room). Within the kitchen there's also a walk in larder.

From the living area a couple of steps lead up to a study/snug area with a bay window to the front and a whole wall of bespoke storage....perfect for working from home or as a games area.

All four bedrooms can be found on the first floor, the carpets are sumptuous and there's a real feel of luxury as you move upstairs. The main bedroom is huge with a window to the rear, ample space for a variety of furniture, a fully shelved dressing room and an en suite that wouldn't look out of place in a Spa Hotel with a free standing bath and walk-in double shower with a Monsoon shower head. The other three bedrooms are all presented to the highest standard, one has a large walk in storage cupboard. As you would expect, the family bathroom is simply gorgeous again featuring a free-standing bath and walk-in double shower. The tiling is simply stunning!

This property has gas central heating throughout with upvc double glazed windows . The ground floor features underfloor heating beneath the engineered walnut flooring and the rest of the property has radiators.

Externally, the garden at the rear is laid mainly to lawn and is westerly facing enjoying plenty of afternoon and evening sunshine. It's incredibly private and sheltered with high hedges and plenty of well established shrubs and trees with a large deck off from the living space. There's wide access down both sides to the front where you will find a detached double garage and ample driveway parking.

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

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Hallway
7.62m x 2.67m (25'0 x 8'9)

Cloakroom
2.21m x 1.40m (7'3 x 4'7)

Utility/Shower Room
3.07m x 2.84m (10'1 x 9'4)

Kitchen Lounge Diner
10.08m x 6.73m (33'1 x 22'1)

Snug
3.66m x 2.95m (12'0 x 9'8)

Study
3.84m x 2.84m (12'7 x 9'4)

Bedroom 1
6.12m x 5.31m (20'1 x 17'5)

En Suite
3.07m x 2.87m (10'1 x 9'5)

Dressing Room
3.07m x 2.34m (10'1 x 7'8)

Bedroom 2
5.36m x 3.84m (17'7 x 12'7)

Bedroom 3
4.27m x 3.30m (14'0 x 10'10)

Bedroom 4
3.58m x 2.59m (11'9 x 8'6)

Bathroom
3.35m x 1.70m (11'0 x 5'7)

Garage
5.74m x 3.76m (18'10 x 12'4)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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		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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