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## 10 Whipsiderry Close, Newquay TR7 3LZ

**£800,000**

WELCOME TO NUMBER TEN WHIPSIDERRY CLOSE!

AN INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH JAW DROPPING VIEWS OF PORTH BEACH AND THE OCEAN BEYOND... AN OPEN PLAN KITCHEN DINER, A SHELTERED SOUTHERLY FACING SUN DECK AND A PRIVATE, BEAUTIFULLY LANDSCAPED REAR GARDEN... THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

### FEATURES:

- DETACHED FOUR BEDROOM COASTAL HOME
- EXCEPTIONAL PANORAMIC SEA/BEACH AND RURAL VIEWS
- GENEROUS, SUNNY REAR GARDEN
- AMPLE PARKING
- TANDEM DOUBLE GARAGE
- JUST A FEW MINUTES WALK TO PORTH BEACH
- SPACIOUS OPEN PLAN LIVING

01637 877754

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

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Ten Whipsiderry Close, a detached four bedroom coastal home positioned in a sought after elevated spot with sensational views of Porth Beach, the ocean and the surrounding coastline. This property offers plenty of family friendly space, great size bedrooms and a large elevated rear garden with a private sun terrace at the front. Whipsiderry Close is one of only a few roads in Newquay where you can enjoy a sea view with a southerly facing aspect. Porth has become one of the most highly-desirable parts of Newquay, with everything a busy family needs right on the doorstep. Whether you want to spend a day at the beach in summer or enjoy a frosty winter hike across to Watergate Bay in the winter you're only minutes away from a multitude of fantastic outdoor options. Porth beach is just a few minutes walk away, with uninterrupted coastal walks up to Watergate Bay, reaching all the way to Padstow, further north. The main town of Newquay is easily accessible on foot and by car and offers an array of cafes, restaurants, shops and bars. St Columb Minor Academy is the nearest Primary Academy and for secondary aged children Treviglas and Tretherras are within a mile.

### THE PROPERTY:

The current owner has lovingly crafted a home which offers space, flexibility and practical family accommodation designed to take advantage of the stunning views and location. Over the years, it has been reconfigured to create brilliant social areas, generous bedrooms and flexible accommodation, perfect for the modern family, with many windows enjoying jaw dropping views of Porth and the coastline beyond, this property is guaranteed to make you smile.

A bright and practical entrance porch guides you into the hallway which features a useful coat cupboard and has stairs to the first floor. On the left you will find the lounge with sliding doors opening onto the sun terrace, with the doors open in the Summer, the terrace really is just an extension of the living accommodation. At the rear, the kitchen diner which has a door to the rear and also double doors opening into the lounge is a brilliant social space with ample space for cooking, dining and relaxing. Practically there's a generous range of contemporary gloss units complimented by solid wood work tops with an integrated double oven and dish washer. There's also space for a wine fridge and fridge freezer. A kitchen 'island' loosley divides this space...a great spot to perch with a morning coffee or glass of wine!

Two of the double bedrooms can be found on the ground floor, there's one at the front and one at the rear, (currently utilised as a gym and jewellery workshop.). To complete the ground floor accommodation there's a family bathroom offering a bath with a separate shower.

The remaining two double bedrooms are on the first floor off from the particularly spacious landing area. The main bedroom is a generous double with a large walk in wardrobe and a picture window to the front enjoying the most spectacular views of Porth Beach. On the other side, the remaining bedroom is dual aspect also with built in storage with gorgeous beach/sea views and a window towards the rear garden. A first floor shower room serves these two bedrooms and has 'Jack and Jill' doors to the main bedroom and the landing.

This property has gas central heating throughout. The combination boiler is around seven years old and is located in the kitchen.

Externally, at the front the sun terrace is bathed in all day sunshine with a southerly aspect. It's private and sheltered surrounded by coastal plants and palms. There's driveway parking for two cars and access to the tandem double garage. At the rear, the garden is exceptionally large and elevated to make the most of the sun. There's a large lawned area and a patio with an array of coastal plants and palm trees. There's also plenty of space for further development at the rear of the property subject to PP and Building Regulations.

In summary, this is a house you will be proud to drive home to! The views are truly exceptional, the property offers plenty of space and flexibility with the added benefit of a larger than average rear garden, a double garage and ample parking it really does tick all the boxes!

**Porch**  
2.21m x 1.24m (7'3 x 4'1)

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info@momovenewquay.co.uk

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Hallway  
5.59m x 1.45m (18'4 x 4'9)

Lounge  
5.26m x 4.34m (17'3 x 14'3)

Bedroom  
4.19m x 3.58m (13'9 x 11'9)

Bedroom  
3.58m x 2.74m (11'9 x 9'0)

Bathroom  
2.64m x 2.34m (8'8 x 7'8)

Kitchen Diner  
7.11m x 4.93m (23'4 x 16'2)

Landing Area  
3.02m x 2.77m (9'11 x 9'1)

Bedroom  
5.66m x 4.34m (18'7 x 14'3)

Bedroom  
5.26m x 3.66m (17'3 x 12'0)

Bathroom  
2.54m x 2.46m (8'4 x 8'1)

Garage  
9.75m x 2.49m (32'0 x 8'2)

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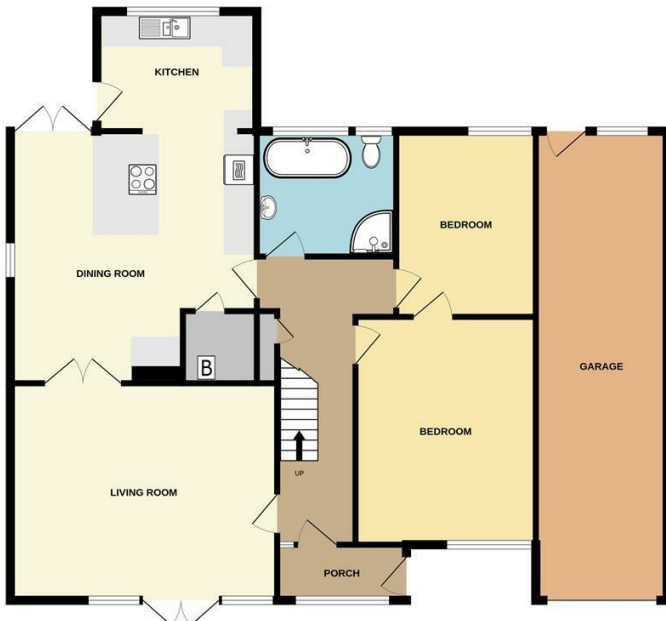
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FLOORPLAN:

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			
(92-101) 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	69	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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