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### 3 Old Barn Court, Newquay TR7 1QU

**£450,000**

AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME WITH GORGEOUS RIVER GANNEL VIEWS LOCATED IN THE TUCKED AWAY OLD BARN COURT DEVELOPMENT WITH A GARAGE, STORAGE IN THE ORIGINAL BARN AND A LOW MAINTENANCE, BEAUTIFULLY LANDSCAPED REAR GARDEN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

#### FEATURES:

- EXCEPTIONAL FOUR BEDROOM FAMILY HOME
- GORGEOUS VIEWS OF THE RIVER GANNEL
- PRESENTED TO A FLAWLESS STANDARD
- GARAGE AND STORAGE IN THE ORIGINAL BARN
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- LOG BURNER
- TWO RECENTLY REPLACED BATHROOMS
- MANY RECENT UPGRADES AND IMPROVEMENTS
- EPC TO FOLLOW
- ALL MAINS SERVICES

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## DESCRIPTION:

Welcome to Number Three Old Barn Court, a brilliant four bedroom family home with gorgeous River Gannel views occupying a tucked away position just a few minutes walk to the River Gannel. Located within the highly desirable Old Barn Court development it has the benefit of a private, well established, low maintenance garden, a garage and additional storage in the original barn.

Access in and out of Newquay is very easy. The town offers a vibrant array of shops, cafes, bars and restaurants with something to suit everyone's taste. When living this close to the beach, watersports and activities are in abundance. Everywhere you turn there are reminders of the surfing culture that Newquay is famous for. In recent years Paddle boarding has become equally as popular and from this home, you can walk with your SUP and be on the water in minutes! The Gannel is just as beautiful at low tide where you can walk across the sandy river bed to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars to enjoy.

The beautiful Trenance Boating Lake and gardens are within very easy reach and the Heron Tennis Centre, Waterworld and the Skate Park are within half a mile, this is a particularly convenient location for a family with children of all ages! The world famous Fistral Beach is the closest to this property, about 15 minutes on foot.

This gorgeous family home has been lovingly cared for and much improved by the current owners who have landscaped their garden, replaced two bathrooms, the facias and soffits and radiators throughout. They have also installed a log burner and added a useful garden shed at the rear.

A welcoming and stylish hallway with stairs to the first floor guides you into this family home where you will find a cloakroom and a useful cupboard currently housing a tumble dryer. The kitchen diner is dual aspect and really is the hub of this family home with ample space for relaxing, dining and entertaining. There's ample space for a family size dining table and a practical well equipped kitchen too. Within the kitchen you will find a good range of cupboards with space for the necessary white goods and an American style fridge freezer. On the other side, the lounge which is also dual aspect enjoys direct river views with the added luxury of a log burner. This area is loosely split to accommodate a 'grown-up' area and an area at the rear that is ideal for children to play and great as additional space within the lounge.

All four bedrooms can be found on the first floor and all are presented to a superb standard with recently replaced carpets and 'on-trend-decor'. The main bedroom at the rear has built in storage and a luxurious en suite shower room that has recently been updated. The other three bedrooms are a great size, there's two at the front enjoying those outstanding views and one at the rear. As you would expect, the family bathroom is flawlessly presented with beautiful tiling and a bath with a shower over.

This property has gas central heating and upvc double glazing throughout. Externally, the current owners have completely transformed their garden. There's a decked area, a patio and a lawn with an abundance of well established plants, shrubs and trees. At the side, there's a useful storage area and a shed. Old Barn Court has a real community feel where people enjoy the sun in their front garden where you can also sit and enjoy the views.

Parking is available in the parking area at the front of Old Barn Court and there is a single garage in a block adjacent to the communal parking area. This property also has the benefit of a storage area in the original barn.

In summary, this really is a fabulous family home to start a new chapter. The location, size and style are unique and super desirable!

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Garage  
5.00m x 2.49m (16'5" x 8'2")

Hallway  
3.07m x 3.05m (10'1" x 10'0")

Kitchen Diner  
5.89m x 4.98m max (19'3" x 16'4" max)

Lounge  
8.43m x 3.43m (27'8" x 11'3")

Bedroom 1  
4.42m x 2.92m (14'6" x 9'7")

En Suite  
2.62m x 1.68m (8'7" x 5'6")

Bedroom 2  
3.63m x 3.58m (11'11" x 11'9")

Bedroom 3  
3.25m x 2.74m (10'8" x 9'0")

Bedroom 4  
2.82m x 2.62m (9'3" x 8'7")

Bathroom  
2.51m x 1.98m (8'3" x 6'6")

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FLOORPLAN:



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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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		71	82

England & Wales 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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

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