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## 14 Chyverton Close, Newquay TR7 2AR

**£525,000**

A TOTALLY BRILLIANT AND EXCEPTIONALLY VERSATILE FAMILY HOME!  
THIS PROPERTY HAS FIVE BEDROOMS, A GORGEOUS AND BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN AND A DOUBLE GARAGE...IDEAL FOR MULTI GENERATIONAL LIVING AND PERFECT FOR FAMILY LIFE BY THE SEA!

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 5 / **BATHROOMS:** 2

### FEATURES:

- VERSATILE FIVE BEDROOM FAMILY HOME
- POTENTIAL TO CREATE AN ANNEXE SUBJECT TO NECESSARY BUILDING REGULATIONS AND PP
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- VERY WELL ESTABLISHED AND BEAUTIFULLY CARED FOR SOUTHERLY FACING GARDEN
- RIVER GANNEL GLIMPSES
- VERSATILE AND FLEXIBLE ACCOMMODATION
- IDEAL FOR MULTI GENERATIONAL FAMILIES
- WELL LOCATED CLOSE TO NEWQUAY TOWN CENTRE AND BEACHES
- VERY WELL PRESENTED INSIDE AND OUT

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Fourteen Chyverton Close a unique, detached coastal home positioned in a tucked away residential location with glimpses views of The River Gannel. This property is presented to a high standard with natural light in abundance, it offers plenty of flexibility with further potential to create an annexe subject to relevant building regulations and planning permission.

The thriving 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 created a truly unique and wonderful home with River Gannel glimpses from many rooms, ample driveway parking, a good size, private, southerly facing rear garden and a double garage. There's also a useful extension offering accommodation which could be converted ideal for an older relative or perhaps a teenager looking for their own space.

Stepping through the front door, you will be greeted with a useful porch and a spacious hallway with stairs to the first floor and a useful cloakroom. On the right, the main living room is dual aspect with French doors offering access to the rear garden....a great family sized room with ample space for plenty of furniture, plenty big enough for the whole family to snuggle down and enjoy a film.

On the other side, the kitchen diner which is also dual aspect offers a generous range of white gloss units with an integral double oven and gas hob with space for a fridge freezer and a dish washer. This is a brilliant family room with plenty of space for cooking, dining, entertaining and relaxing with family. On the first floor, you will find four bedrooms; two at the front and two at the rear. The bedrooms at the rear benefit from River Gannel glimpses and a warm, southerly aspect. The main bedroom has built in storage and all four are presented and decorated to a high standard with neutral carpets. Also, on the first floor, the family bathroom which has a cupboard housing the water tank features a 'P' Bath with an electric shower over.

### THE EXTENSION

Built in 2020, the extension offers flexible accommodation, currently utilised as part of the main house but could be separated to create an annexe that would suit a teenager/ older family member or perhaps a holiday let (subject to the necessary planning and building regulations.)

A door leads into a hallway where you will be greeted with a shower room with gorgeous tiling, a utility room with space and plumbing for a washing machine and tumble dryer and a cosy snug at the rear with doors to the rear garden. This part of the property has its own stairs up to the first floor where you will find the bedroom.

The southerly facing garden at the rear is laid mainly to lawn, it is well stocked and private with a wide variety of established, well cared for shrubs and plants suited to the coastal environment.

At the front, there is ample driveway parking with access to the double garage which has power.

This property has gas central heating with electric heating in the extension. The central heating boiler is located in the kitchen.

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

Lounge  
5.56m x 3.66m (18'3 x 12'0)

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Kitchen Diner  
5.49m x 3.56m (18'0 x 11'8)

Snug  
3.18m x 2.67m (10'5 x 8'9)

Utility  
2.36m x 2.26m (7'9 x 7'5)

Shower Room Ground Floor  
2.03m x 1.45m (6'8 x 4'9)

Bedroom  
3.66m x 2.92m (12'0 x 9'7)

Bedroom  
3.28m x 2.36m (10'9 x 7'9)

Bedroom  
3.58m x 2.31m (11'9 x 7'7)

Bedroom  
2.97m x 2.79m (9'9 x 9'2)

Bathroom  
2.31m x 1.65m (7'7 x 5'5)

Bedroom (Extension)  
3.18m x 2.82m (10'5 x 9'3)

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**FLOORPLAN:**

1ST FLOOR



GROUND FLOOR



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.  
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| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <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 |                    |                         |           |
| 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 plus) <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 |                    |                         |           |
| England & Wales                                                 |                    | EU Directive 2002/91/EC |           |

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