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Bickleigh House, 7 Quintrell Road, Newquay TR7 3DX

£400,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME OFFERING VERSATILE ACCOMMODATION, PRESENTED TO A HIGH STANDARD. CONVENIENTLY POSITIONED FOR FAMILIES, THIS PROPERTY OFFERS PRIVATE FRONT AND REAR GARDENS, A GARAGE AND DRIVEWAY PARKING FOR TWO CARS, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 3 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONALLY SPACIOUS FOUR BEDROOM FAMILY HOME
- DRIVEWAY PARKING FOR TWO CARS
- PRESENTED TO A HIGH STANDARD
- NEAT, PRIVATE FRONT AND REAR GARDENS
- CONVENIENTLY LOCATED FOR SCHOOLS
- WALKING DISTANCE TO PORTH BEACH
- NO ONWARD CHAIN
- REPLACEMENT KITCHEN AND BATHROOMS IN 2020
- GARAGE AND UTILITY STORE

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DESCRIPTION:

Welcome to Bickleigh House – a versatile and deceptively spacious family home featuring low-maintenance private front and rear gardens, driveway parking, and an outdoor store.

Ideally located on the conveniently located Quintrell Road, this home enjoys a prime spot in one of Newquay's most popular neighbourhoods. Perfect for families, it's within walking distance of both secondary schools in the town, with St Columb Minor Academy and Nansledan Primary School also conveniently nearby. Just a short walk away, Chester Road shopping centre offers a variety of everyday essentials including a bank, post office, café, butcher, bakery, and hardware store. For beach enthusiasts, the golden sands of Porth Beach are easily accessible, while Newquay town centre—just around a mile away—boasts everything from independent shops to well-known high street names. Whether you're after relaxed cafés, stylish bistros, family pubs, or fine dining experiences, Newquay's lively food and drink scene has something for every palate. Whatever your lifestyle, this superb location truly has it all.

This well-proportioned and versatile property offers four generous double bedrooms across two floors, providing flexible living options ideal for families, multi-generational households, or those working from home. A key highlight is the second reception room, perfect for use as a playroom, home office, or snug, alongside the convenience of a ground floor shower room.

A warm and welcoming sun porch opens into a bright and inviting hallway with stairs leading to the first floor. To the left, a well-proportioned dining room enjoys front-facing views and connects seamlessly to the modern kitchen through double glazed doors. On the opposite side, the spacious lounge is bathed in natural sunlight all day thanks to its front-facing window and features a cozy gas fire—perfect for relaxing evenings.

The kitchen is a true centrepiece, fitted in 2020 with a sleek range of contemporary grey units, complimented with quartz work tops and solid oak flooring and a full suite of integrated appliances, including a full-height fridge, eye-level double oven, gas hob, and dishwasher. At the rear of the home, a second reception room, also with solid oak flooring offers fantastic flexibility—ideal as a home study, playroom, snug, or teenagers den!

A rear hallway provides access to the low-maintenance, courtyard-style garden and leads to a stylish ground floor shower room, complete with a spacious walk-in electric double shower and striking pebble-effect tiling.

Upstairs, the landing features loft access and a handy storage cupboard. There are four well-decorated and carpeted bedrooms—three generous doubles and a good-sized single—all bright and airy. The first-floor bathroom is impressively spacious and fully tiled, offering a luxurious deep free-standing bath, WC, wash basin, and a heated towel rail.

Thoughtfully extended in 2014 with the kitchen and bathrooms updated in 2020, this home has been lovingly cared for by the current owners. It features electric heating, UPVC windows throughout, and there is already a gas connection to the property. Outside, the front garden is enclosed and lawned, enjoying all-day sunshine. The rear courtyard is designed for easy maintenance and includes a utility/garden store with plumbing for a washing machine, room for a tumble dryer, and a garage. There is private off-road parking for two cars at the side of the house, with potential to extend further (subject to planning).

Offered with no onward chain, this versatile and move-in-ready home combines space, style, and superb location—perfect for modern family living.

Hallway
3.78m x 2.36m (12'5 x 7'9)

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Dining Room
3.71m x 2.67m (12'2 x 8'9)

Kitchen
5.26m x 2.87m (17'3 x 9'5)

Lounge
4.45m x 3.43m (14'7 x 11'3)

2nd Reception Room
4.52m x 3.43m (14'10 x 11'3)

Shower Room
3.10m x 2.01m (10'2 x 6'7)

Bedroom 1
4.19m x 3.68m (13'9 x 12'1)

Bedroom 2
3.58m x 3.43m (11'9 x 11'3)

Bedroom 3
3.07m x 2.74m (10'1 x 9'0)

Bedroom 4
3.12m x 2.44m (10'3 x 8'0)

Bathroom
3.05m x 2.13m (10'0 x 7'0)

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FLOORPLAN:

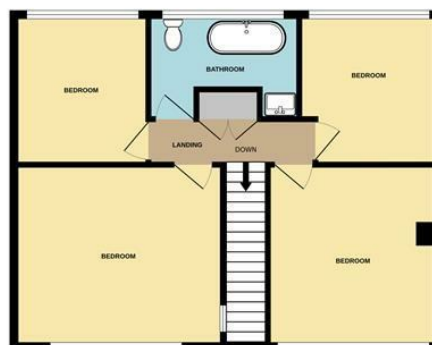
OUTBUILDING
349 sq.ft. (32.4 sq.m.) approx.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

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			
(92-100) 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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