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## 68 Quintrell Gardens, Newquay TR8 4LH

**£485,000**

AN IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME SITUATED ON A GENEROUS PLOT AT THE END OF A QUIET CUL DE SAC, OFFERING EXTENSIVE, WELL-ESTABLISHED GARDENS, FLEXIBLE, OPEN PLAN LIVING AREAS, AN INTEGRAL GARAGE AND OFF-STREET PARKING, ALL FINISHED TO A REMARKABLE STANDARD THROUGHOUT AND OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

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

### FEATURES:

- THREE/FOUR BEDROOM FAMILY HOME
- EXCEPTIONALLY SPACIOUS, FLEXIBLE ACCOMMODATION
- INTEGRAL GARAGE AND AMPLE DRIVEWAY PARKING
- INCREDIBLE FAMILY FRIENDLY GARDENS
- VERSATILE LIVING AREAS
- ANNEXE POTENTIAL SUBJECT TO PP AND BUILDING REGULATIONS
- SUMMER HOUSE

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## DESCRIPTION:

Positioned at the end of a peaceful cul-de-sac on a substantial plot, this outstanding four-bedroom detached home offers beautifully landscaped, well-established gardens, versatile accommodation, and driveway parking. Meticulously maintained and presented to an exceptional standard throughout, it's a rare find in the sought-after village of Quintrell Downs.

The location is ideal, with convenient village amenities including a Spar shop and three welcoming pubs. Just minutes away, the ever-growing Duchy development of Nansledan is fast becoming a vibrant hub, home to artisan cafés, independent shops, and a growing number of retail outlets. With further development underway, Nansledan is set to become a premier destination for shopping and socialising.

Families will appreciate the proximity to Nansledan Primary School, with Treviglas Academy just two miles away. The nearby coastal town of Newquay—recently named one of the UK's most desirable places to live—offers a lifestyle many dream of, with miles of sandy beaches, world-class surf, safe rock pools, and tranquil waters ideal for paddleboarding. The town is also home to a fantastic selection of cafés, restaurants, bars, and shops.

The property itself enjoys a tranquil setting next to open fields where horses graze, creating a picturesque and private backdrop. The spacious interior begins with an entrance porch leading into a bright, welcoming L-shaped hallway with useful under-stairs storage. The main lounge is a substantial family space, complete with a feature fireplace and a large front-facing window. The current owners have created a play area at one end, perfect for those with young children!

To the rear, the high-spec solid oak kitchen offers an impressive range of units, twin ovens, an electric hob, and an integrated dishwasher. A central island provides casual dining or a handy breakfast spot. Adjoining the kitchen is a gorgeous orangery, currently used as a dining area which opens directly onto the garden—perfect for entertaining or relaxing and creating a seamless indoor-outdoor flow. On the opposite side of the home, you'll find a ground-floor double bedroom, a stylishly tiled shower room, a boiler room, and an incredibly generous utility room with access to the integral garage. A flexible additional room—ideal as a bedroom, study, or second living space with doors to the rear offers versatility for families or those looking to create an annexe. (subject to planning and building regulations.)

Upstairs, two further double bedrooms enjoy dual-aspect windows, one with open views across neighbouring fields. A modern family bathroom features a 'P'-shaped bath with overhead shower, and the principal bedroom includes convenient eaves storage.

The property benefits from LPG central heating via a Worcester combi boiler with Bosch Smart controls, and UPVC double glazing throughout.

Externally, the rear garden is a true highlight—beautifully designed and lovingly maintained, featuring mature planting, palms, a summerhouse, a generous lawn, a patio, a pond, and a decked seating area with a pergola. At the front, there's ample driveway parking and a neat, low-maintenance garden.

In summary, this exceptional home combines generous living space, flexibility, beautifully landscaped gardens, and an enviable end-of-cul-de-sac position in one of the area's most desirable villages. With scope for multi-generational living and a location that balances peaceful living with easy access to Newquay's coast and conveniences, it offers a truly special lifestyle opportunity. Offered with no onward chain.

Hallway  
4.39m x 2.87m (14'5 x 9'5)

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Lounge  
8.53m x 5.13m (28'0 x 16'10)

.

Shower Room  
2.39m x 1.63m (7'10 x 5'4)

.

Kitchen Diner  
7.90m x 2.97m (25'11 x 9'9)

.

Utility Room  
4.09m x 2.64m (13'5 x 8'8)

.

Study/Second Lounge/Bedroom  
4.78m x 2.26m (15'8 x 7'5)

.

Orangery  
5.13m x 3.63m (16'10 x 11'11)

.

Garage  
4.32m x 2.64m (14'2 x 8'8)

.

Bedroom Ground Floor  
3.76m x 2.39m (12'4 x 7'10)

.

Bedroom 1  
4.52m x 3.28m (14'10 x 10'9)

.

Bedroom  
3.05m x 3.02m (10'0 x 9'11)

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Bathroom  
2.57m x 1.96m (8'5 x 6'5)

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## FLOORPLAN:



1st Floor

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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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