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## 1 Stret Caradoc, Newquay TR7 1GE

**£400,000**

A GORGEOUS DOUBLE FRONTED DETACHED FAMILY HOME OFFERING DUAL ASPECT LIVING AREAS, THREE WELL PROPORTIONED BEDROOMS, A SOUTHERLY FACING GARDEN AND A GARAGE LOCATED IN A PROMINENT POSITION ON THE EDGE OF THE HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

### FEATURES:

- FULLY DETACHED THREE BEDROOM FAMILY HOME
- LOW MAINTENANCE SOUTHERLY FACING GARDEN
- GARAGE
- BUILT IN WARDROBES IN TWO BEDROOMS
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- OUTDOOR PIZZA OVEN
- FLOODED WITH NATURAL LIGHT
- WALKING DISTANCE TO FISTRAL BEACH AND THE TOWN
- NO ONWARD CHAIN

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## DESCRIPTION:

Located in a prominent position on the edge of the highly desirable Duchy of Cornwall Tregunnel estate, this beautifully presented three-bedroom detached family home offers the perfect balance of tranquil living and convenient access to Newquay's vibrant coastal lifestyle. Whether you're paddleboarding on the River Gannel, catching waves at Fistral Beach, or enjoying a leisurely coffee in town, everything is within easy reach. This home enjoys the best of both worlds—peaceful surroundings just a short stroll from the heart of Newquay. Framed by some of Cornwall's most stunning coastline, the area is ideal for families and outdoor enthusiasts alike. The nearby River Gannel is a natural haven, perfect for kayaking, paddleboarding, or simply exploring with the kids. At low tide, you can walk across the sandy riverbed to Crantock; at high tide, the charming Fern Pit Ferry offers a scenic route to its golden beach, cosy bars, and local eateries. Fistral Beach is within close proximity offering world class waves and a variety of bars, restaurants and shops.

This beautifully designed, fully detached double-fronted home offers a well-considered layout and is presented to an excellent standard throughout. A light-filled entrance hallway sets a welcoming tone and provides easy access to the main living areas, including a generous lounge and a contemporary kitchen-diner.

The lounge spans the entire length of the house, providing a spacious and versatile setting for both everyday living and entertaining. French doors at the rear open directly onto the garden, effortlessly blending the indoor and outdoor areas.

On the opposite side, the kitchen-diner is bright, sleek and modern, featuring a good range of high-gloss units. Integrated appliances include a fridge freezer, dish washer, electric oven and gas hob with space for a washing machine. There's ample room for a family size dining table. This is a great social space, perfect for entertaining and family gatherings. Off from the kitchen you will find a useful WC and some useful under-stairs storage.

Upstairs, the landing is bathed in natural light and benefits from far-reaching rural views. The two generously sized double bedrooms at the front of the property both include built-in wardrobes, maximising space and storage. The third bedroom will fit a double bed and enjoys rural views.

Completing the first floor accommodation, the family bathroom is stylishly appointed, featuring a 'P' bath with shower overhead, a sink, and a WC, complimented by stylish brick effect tiling. Like the rear bedroom, it also enjoys peaceful countryside views.

This property is very well presented throughout and offers a mix of carpets and LVT flooring. An abundance of natural light flows through the home, highlighting its charm and increasing its overall appeal. At Tregunnel, there's a free-hold management charge of around £200.00 per annum.

At the rear, the southerly-facing, low-maintenance garden is beautifully arranged over two terraces featuring a smooth resin-bound surface. The spacious sun terrace, enhanced by a built-in pizza oven, offers a fantastic spot for entertaining or relaxing in the sun. Surrounding areas provide plenty of room for colourful plants and shrubs, while a small patch of soft astro turf adds a splash of greenery and easy upkeep. There's a single garage at the rear with plenty of storage in the roof space.

In summary, this meticulously maintained, home offers spacious, bright and contemporary living in one of Newquay's most desirable and sought-after neighbourhoods, offered with no onward chain.

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Kitchen Diner  
5.66m x 3.53m (18'7 x 11'7)

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Lounge  
5.92m x 3.20m (19'5 x 10'6)

.

Cloakroom  
1.98m x 0.99m (6'6 x 3'3)

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Bedroom 1  
4.34m x 3.23m (14'3 x 10'7)

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Bedroom 2  
4.17m x 2.59m (13'8 x 8'6)

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Bedroom 3  
2.90m x 2.49m (9'6 x 8'2)

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Bathroom  
2.36m x 2.13m (7'9 x 7'0)

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Garage  
5.84m x 2.90m (19'2 x 9'6)

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**FLOORPLAN:**



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		80	85
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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