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Woodgrove Lodge Gannel Road, Newquay TR7 2AG

£900,000

WELCOME TO WOODGROVE LODGE!

AN EXCEPTIONALLY SPACIOUS AND INDIVIDUAL GATED FOUR DOUBLE BEDROOM FAMILY HOME WITH JAW DROPPING RIVER GANNEL VIEWS, A HUGE SOUTHERLY FACING SUN TERRACE, GORGEOUS GARDENS AND AMPLE PARKING THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

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

FEATURES:

- UNIQUE FOUR DOUBLE BEDROOM FAMILY HOME WITH RIVER GANNEL VIEWS
- LARGE GATED PLOT WITH EXCEPTIONALLY LARGE AND WELL ESTABLISHED GARDENS
- AMPLE DRIVEWAY PARKING AND A DOUBLE GARAGE
- HUGE SOUTHERLY FACING SUN TERRACE
- MAIN BEDROOM SUITE WITH DRESSING ROOM
- FINISHED TO A LUXURIOUS AND FLAWLESS STANDARD
- WALKING DISTANCE TO THE TOWN AND MANY BEACHES
- THREE EN SUITE BEDROOMS
- COMPLETELY TRANSFORMED BY THE CURRENT OWNERS
- NO ONWARD CHAIN

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DESCRIPTION:

THE LOCATION:

Welcome to Woodgrove Lodge, a unique, exceptionally spacious detached coastal home positioned on a sought after spot with sensational views of The River Gannel. This luxury property is approached via a private driveway and is particularly secured. It's flawlessly presented and has been completely transformed to the highest of standards by the current owners

The thriving town centre, the working harbour, 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 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: (192 sqm)

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 views from many rooms and a huge south facing sun terrace, ample parking, a generous well established garden and a double garage.

Stepping through the front door into the spacious hallway, the first impressions are exceptional. From here, you'll find access to three generous double bedrooms – two of which have en suite shower rooms and the other benefits from a superbly appointed Jack and Jill bathroom. Two of the bedrooms are front-facing, enjoying lovely views across the River Gannel, while the third is set to the side. Each room is finished to a luxurious standard with plush carpeting throughout. The hallway also provides internal access to the integral double garage, adding both convenience and practicality to this impressive home.

The impressive first floor flows seamlessly and is exceptionally spacious. You will immediately be drawn to the south-facing balcony and stunning River Gannel views, accessed via a full wall of sliding doors. If ever there was an area built for entertaining and spending time together as a family, surely this is it!

Practically, the family kitchen offers the very best in contemporary design and functionality, with a full complement of integrated appliances. There's ample space for relaxing and dining with friends and family, with direct access via the utility room to the rear garden. You're likely to spend a lot of time in this area, as there's plenty of room to dine alfresco or enjoy your morning espresso and evening wine as the sun rises and sets in the distance.

Just off from the kitchen, the dining room opens onto the large terrace — perfect for family gatherings and spacious enough to accommodate even the largest of tables. From here, double doors lead into the living room, which has a cosy feel and the added benefit of a log burner. At the far end, the sunroom provides additional reception space and a great spot to sit and quietly admire the garden. Also on the first floor, you'll find the main bedroom suite, complete with a dressing room and a luxurious en suite shower room featuring a double shower and beautiful tiling.

Externally, the property boasts a generous garden to the side, beautifully landscaped and filled with a diverse range of well-established tropical plants, mature trees, and vibrant shrubs. Enjoying a desirable south-westerly aspect, the garden is bathed in sunlight throughout much of the day, making it a perfect space for relaxation or outdoor entertaining. A neatly maintained lawn winds through the space, leading to various secluded spots and hidden corners that invite exploration and provide plenty of visual interest.

To the rear, a large patio area offers an ideal setting for al fresco dining, social gatherings, or simply enjoying the peaceful surroundings offering shade when required. At the front, there is ample driveway parking with access to the double garage and an EV charger.

This property has gas central heating throughout powered by a boiler located in the utility room.

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

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Hallway
5.64m x 4.04m (18'6 x 13'3)

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Bedroom
3.58m x 2.95m (11'9 x 9'8)

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Bedroom
4.47m x 2.90m (14'8 x 9'6)

.

Bedroom
4.45m x 2.87m (14'7 x 9'5)

.

En Suite
1.24m x 0.94m (4'1 x 3'1)

.

Bathroom
2.62m x 2.06m (8'7 x 6'9)

.

Main Bedroom
4.37m x 3.53m (14'4 x 11'7)

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Dressing Room
2.54m x 1.88m (8'4 x 6'2)

.

En Suite
2.57m x 1.88m (8'5 x 6'2)

.

Kitchen
5.59m x 2.95m (18'4 x 9'8)

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Dining Room
4.06m x 3.76m (13'4 x 12'4)

.

Lounge
5.94m x 4.01m (19'6 x 13'2)

.

Sun Room
5.59m x 2.95m (18'4 x 9'8)

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Utility Room
2.59m x 2.59m (8'6 x 8'6)

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FLOORPLAN:

Ground floor
118.4 sq.m. (1274 sq.ft.) approx.



1st floor
124.1 sq.m. (1336 sq.ft.) approx.



TOTAL FLOOR AREA : 242.5 sq.m. (2610 sq.ft.) 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-plus) 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		73	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
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