



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9512

Guide £585,000

Renrocsybrek,
8 Halwyn Avenue, Crantock, Newquay, Cornwall, TR8 5FS

FREEHOLD



Located on the outskirts of the sought after coastal village of Crantock, part of a small select development by Legacy Homes, a stunning 3 double bed roomed, 2 bath/shower roomed semi-detached contemporary home with garage, parking for 2 cars, professionally landscaped south west facing rear garden, superb timber cabin with covered hot tub and entertaining area.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom/wc, sitting room, kitchen/dining room.

First Floor Landing, principal bedroom with en-suite shower room. Bedroom 2 with fitted wardrobes. Bedroom 3. (3 double bedrooms in total). Family bathroom.

Outside Attached garage with eaves storage space. Brick paver parking for 2 cars. Professionally landscaped south west facing rear garden with Cornish stone walling and raised flower beds and close boarded fencing. Large timber cabin with covered hot tub and entertaining area.

DESCRIPTION

The availability of Renrocsybrek represents a fantastic opportunity to acquire a superb semi-detached contemporary home in this highly regarded select development built by Legacy Homes in 2019.

The property occupies an enviable position well away from the access road in the village, so delightfully tranquil and with a large professionally landscaped rear garden which is of particularly good size and enjoys a fantastic bright south westerly aspect, enjoying direct sunshine from late morning to very late into the evening, a real suntrap. The property is immaculate in its presentation with attractive light grey rendered elevations with contemporary weather boarding under a natural slate roof with highly efficient double glazed anthracite windows, air source heated accommodation which has been significantly further improved by the current owners.

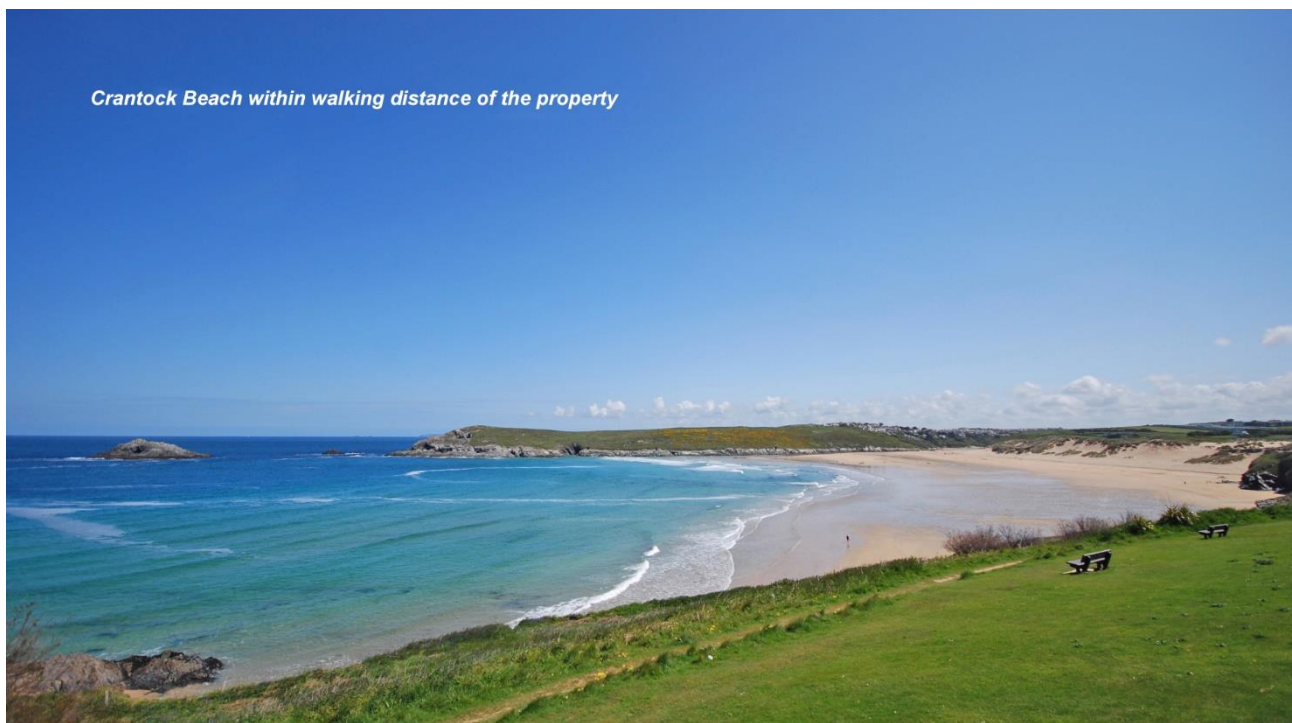
The property is located on a quiet cul-de-sac, a lovely peaceful environment perfectly for families with children. The house benefits from a particularly large brick paver parking area for two large vehicles and a fence and gateway opens into the fully enclosed rear garden. The front entrance is part covered with a recessed bin store behind attractive wood panelling.

A generous entrance hall, with turning staircase to first floor and downstairs cloakroom/wc, opens into a superb large kitchen/dining room with an array of base and eye level cupboard with attractive grey quartz worktops and a range of integrated Miele appliances, with a lovely large central island unit with breakfast bar and space for eight seater dining table. There is an integrated Caple dishwasher, integrated Caple fridge and freezer and an integrated CDA washing machine. Completing the ground floor is a lovely large sitting room with space for easy chairs and sofas and with a false chimney breast which has been built by the current owners to house a flatscreen TV and inset contemporary Dimplex electric fire. Throughout the ground floor there is attractive hardwearing Karndean flooring, Bluetooth speakers, zoned air source central heating and excellent Wi-Fi with fibre to house broadband.

On the first floor, there are three double bedrooms. The principal bedroom suite is of good size with a lovely large high quality en-suite shower room. Bedroom 2 is another good sized double with newly fitted wardrobes and currently used by the owners as their dressing room and occasional bedroom as they are just a couple, with a third bedroom also taking a double bed. Completing the first floor is an attractive well fitted family bathroom with sleek contemporary sanitaryware and a heated towel rail on timer.

Adjoining the house is a large oversized single garage with electric roller door with large eaves storage space above. To the rear the gardens enjoy a particularly lovely south west facing aspect and have been professionally landscaped with an eye to low maintenance with beautiful broad paved terrace ideal for barbecues, alfresco dining, etc., bounded by Cornish stone walling and profusely stocked flower beds and borders which are awash with vibrant colours. Close boarded fencing provides privacy and seclusion from one's neighbours and at the top corner of the garden there is a fantastic recently completed timber cabin which houses a lovely outside entertaining area and also a covered hot tub. This area provides an excellent all year round outside entertaining space with canvas purpose made sides which can be rolled down or up depending upon weather conditions and makes for a fantastic addition to the living/entertaining space of the house.

A superb contemporary coastal with lovely professionally landscaped south west facing rear gardens, part of a small select development in the thriving coastal village of Crantock. Viewing whole heartedly recommended without delay by the vendor's sole agents.



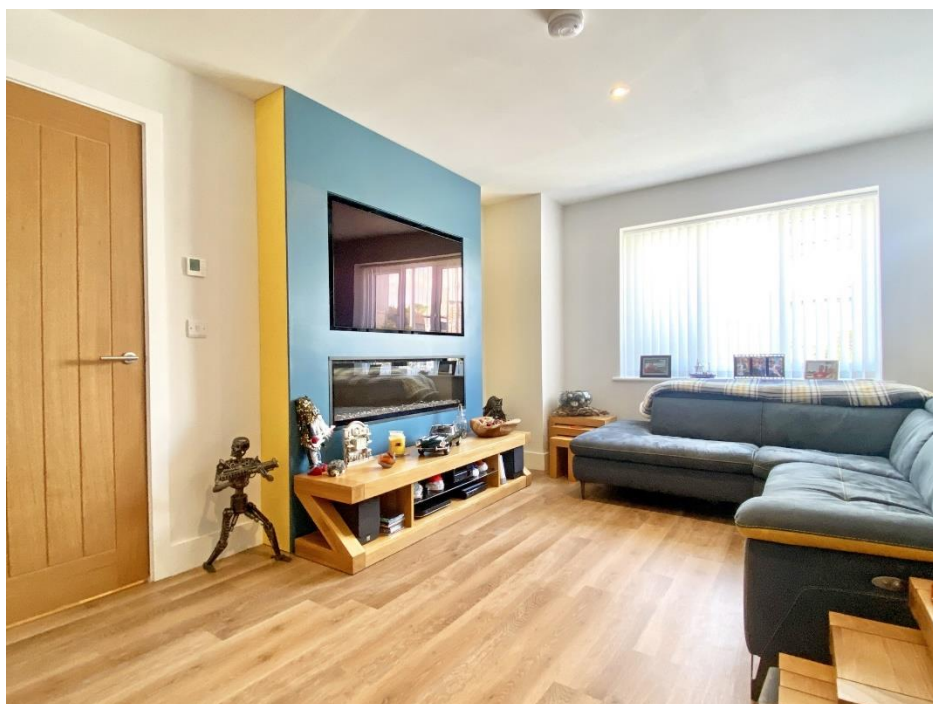
LOCATION

Renrocsybrek is part of a small select development by Legacy Homes located on the rural fringes of Crantock but just a short walk away from the amenities and its beautiful golden sand beach. The village has always been very charming and popular but in the last 10 – 15 years has become particularly sought after and is located to the south west of the holiday resort of Newquay and is also a village which is steeped in history.

The village has an ancient church (St Carantoc), two public houses, art gallery, gift shops and a newsagents/village store/post office. Most visitors come to Crantock for its wonderful golden sand beach accessed via a National Trust owned carpark at the bottom of Beach Road in the centre of the village.

Crantock beach is a pristine, broad sand dune backed beach set between two picturesque headlands of East and West Pentire. Between Crantock village and the south west range of Newquay is a glorious sand bottom estuary known as The Gannel and this extends inland for approximately 1 mile. The majority of open spaces surrounding Crantock are National Trust owned whose stewardship has limited any inappropriate development in this part of Cornwall.

The property is located conveniently for both access to the central village amenities, the beach and also to The Gannel Estuary but is also less than 30 minutes' drive from the cathedral city of Truro which has a fabulous range of shops and commercial facilities together with well regarded private and comprehensive schools. The A30 Expressway is now mainly dual carriage up to the M5 at Exeter whilst the mainline intercity railway connects to London Paddington, Plymouth and Exeter as well as the midlands, etc. Within 15 minutes' drive is Cornwall Airport Newquay at St Mawgan which has regular flights to a growing range of national and international destinations.









GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR8 5FS.

SERVICES Mains water, drainage and electricity. Air source heating.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS Approaching the village of Crantock travelling east to west along Halwyn Road on the outskirts of the village. Turn right into the Legacy Homes development and continue straight along this road for approximately 200 yards before turning left into Halwyn Avenue where Renrocsybrek will be found as the first house on the left hand side.

SERVICE CHARGE The properties are freehold however for the management of the private road and communal areas there is an annual charge which is currently £280 per annum.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.
NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

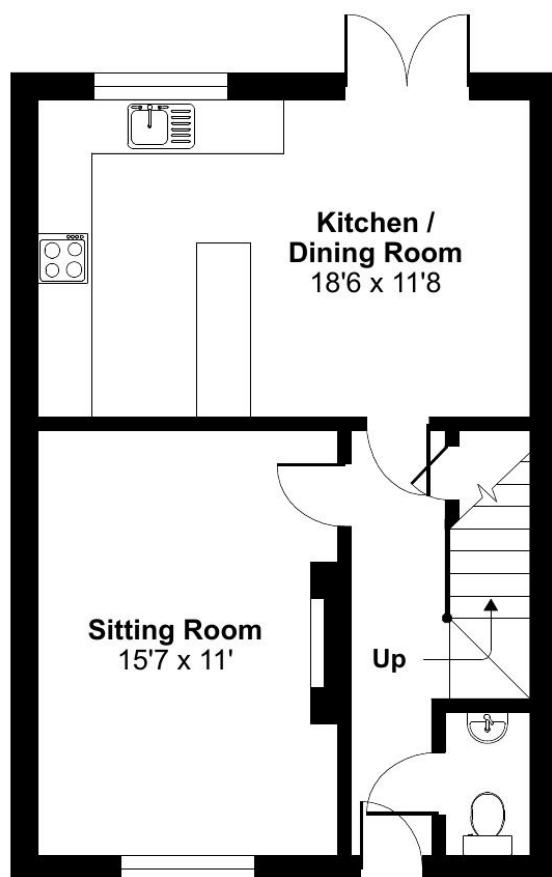
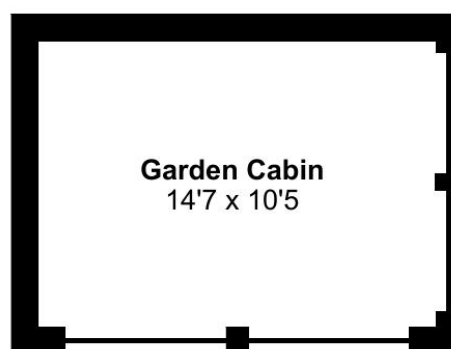
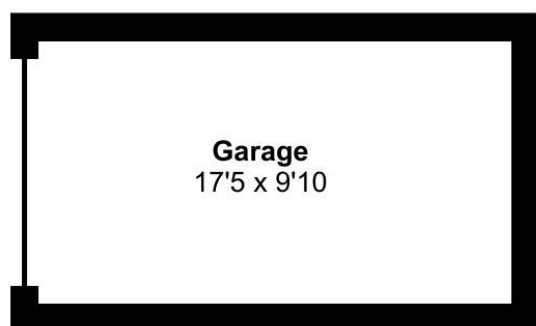
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 97 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

Not to scale – for identification purposes only.

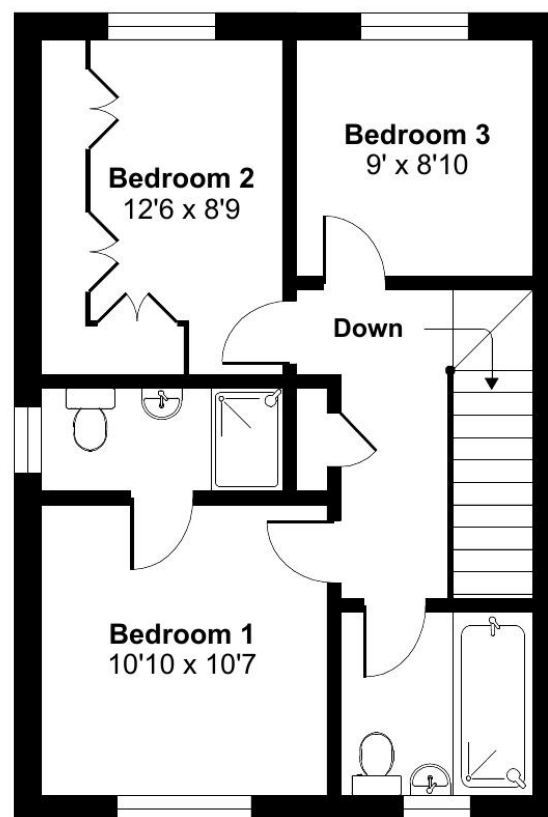
Halwyn Avenue, Crantock, Newquay

Approximate Area = 1032 sq ft / 95.9 sq m
 Garage & Garden Cabin = 331 sq ft / 30.7 sq m
 Total = 1363 sq ft / 126.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023.
 Produced for Lillcrap Chilcott. REF: 1002381

