



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10305

Guide £950,000

Rawley Point,
Trenance Lane, Newquay, Cornwall, TR7 2HU

FREEHOLD



Occupying an elevated 'tucked away' position 'above' the boating lake, with a beautiful outlook across the Gannel Estuary and surrounding countryside; a detached 4 double bedroom family house in impressive gardens and grounds with 2 reception rooms and driveway parking. Also with a detached reverse level 2 double bedroom house, currently holiday let although perfect as ancillary accommodation.



SUMMARY OF ACCOMMODATION – In all, around 2,738sq.ft.**MAIN HOUSE**

Ground Floor Entrance porch, reception lobby, 2 double bedrooms, wc, large L-shaped kitchen/dining/sitting room, separate living room, utility room, shower room.

First Floor Landing, 2 double bedrooms, family bathroom.

Outside Driveway parking, large gardens comprising a large lawned area and raised paved patio, all enclosed by mature densely stocked borders housing a number of shrubs and trees.

ANNEXE

First Floor Entrance hallway, open-plan kitchen/dining/sitting room, family shower room, Gannel facing balcony accessed from the living area with lovely views.

Lower Ground Floor 2 double bedrooms, one with external access, wc.

Outside Driveway parking and balcony with Gannel views.



DESCRIPTION

Rawley Point occupies an elevated position adjacent to Trenance Boating Lake, opposite the Gannel Estuary and beautiful rolling countryside beyond. The property is accessed via a private driveway which serves just two houses, off of which is a large crunchy gravel laid parking area. From the parking area steps lead to the front entrance door of the main house, with access into an entrance porch which in turn leads to an inner entrance lobby. Off of the lobby there are two ground floor double bedrooms as well as a wc and door through to the L-shaped open-plan kitchen/dining room/sitting room – an incredibly light beautifully fitted room with an abundance of natural light from three elevations and a ceiling lantern in the kitchen. Double doors lead out from here to the gardens and a further door leads to a formal living room – another incredibly light dual aspect room with full height windows and doors and further broad windows to both the side and front elevations. The ground floor accommodation is completed by a utility room and shower room.

The first floor is accessed via a turning staircase from the entrance lobby opening onto a landing, providing access to two large double bedrooms, with the principal bedroom benefitting from a delightful outlook over the Gannel Estuary and rural countryside beyond. There is a family bathroom at first floor level which completes the accommodation.

Adjacent to the main house there is a detached two bedroom reverse level house accessed via its own independent pathway from the parking area with the access door opening into a hallway at first floor level, off of which is a family shower room and the open-plan kitchen/living/dining space. The kitchen/living/dining space has a doorway out on to a Gannel facing balcony/sun terrace and a turning staircase down to the lower ground floor level where you will find two double bedrooms and a wc. The annexe has been holiday let successfully by our clients but would make an ideal ancillary space for a dependent relative or older children.

Externally, the gardens are well enclosed and comprise of a raised paved patio and swathes of rolling lawns enclosed by sylvan boundaries, most of which have a pleasant outlook over the Gannel Estuary.

LOCATION

Rawley Point occupies a superb location in the coastal resort of Newquay, being both close to the centre of Newquay, beside Trenance Garden and Boating Lake but also close to the Pentire Headland, the surfing beaches of Fistral and Crantock and the golden sand Gannel Estuary. The Pentire peninsula has long been regarded as one of the most prestigious locations on the periphery of Newquay and lies a short distance to the north west of the property and protrudes out into the Atlantic Ocean with the stunning cliff top Lewnnick Lodge bar and restaurant at the end of the headland.

Fistral Beach is a world class surfing destination with many national and international championships taking place along its sandy shore and on the other side of the headland is the beautiful but slightly lesser known and more rugged Crantock Beach which is in the ownership of the National Trust and backed by high sand dunes protecting the old village beyond.

The coastal town of Newquay caters for all day to day needs with plenty of national retailers, mixed with locally owned shops and a profusion of restaurants and bistros., The cathedral

city of Truro is approximately 12 miles away to the south and provides first class shopping, business and commercial facilities together with private schooling and a mainline railway station on the Penzance to London Paddington line. Cornwall Airport Newquay, 6 miles away offers a range of flights to both international and national destinations making it one of the most conveniently located properties along the north coast of Cornwall.



The area is obviously perfect for water sports enthusiasts with a choice of two first class surfing beaches in Cornwall within a short walk. For walkers there is almost direct access onto the South West Coast Path and some of the finest coastal scenery in Cornwall. For golfers there is a fine Links course also nearby to the property at Newquay and also slightly further a field there are championship Links courses at Trevose near Padstow and Perranporth.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

ENTRANCE PORCH Approached via a composite entrance door with obscured glazed panels opening into the entrance porch with tiled flooring, period style wall mounted radiator, ceiling downlights and full height double glazed windows to the side elevation. Multi paned casement door opening into the:-

INNER LOBBY A large, welcoming space and entrance to the home, off of which are doors to two ground floor bedrooms, the open-plan kitchen/dining/living room, wc and a staircase

rising to first floor level. Understairs storage cupboard, wall mounted radiator. Heating control.

L-SHAPED KITCHEN / DINING / SITTING ROOM – 25'9" x 12'5" opening to 19'4" A lovely dual aspect room with an abundance of natural light afforded via uPVC double glazed casement doors with glazed side returns and three large double glazed windows to the side and rear elevations. There is also a ceiling lantern.

KITCHEN LVT flooring, a range of working surfaces with contrasting matt finished cupboards and drawers below and a large stand along kitchen island with cantilevered breakfast bar seating. Integrated appliances include two Beko ovens, five ring gas hob with tiled splashback and extractor hood above. Full height fridge freezer. Central ceiling lantern, extractor vent, wall mounted vertical radiator.



DINING / SITTING AREA

Large standalone kitchen island with timber working surface with cantilevered breakfast bar seating, inbuilt bar into alcove with wine rack storage and a mirror back bar. Doorway through to:-



LIVING ROOM – 19'10" x 12'5" An incredibly light dual aspect room with a wall of full height double glazed windows and patio doors benefitting from views over to the Gannel Estuary. Further full height uPVC double glazed windows and bay windows to the side elevation overlooking the gardens. Two wall mounted radiators, decorative open fireplace with a slate hearth, timber surround and lintel over.



UTILITY ROOM Tiled flooring, a range of working surfaces with high gloss cupboards beneath and some wall mounted cupboards above for additional storage. Space and plumbing for washing machine and tumble dryer, two Baxi gas central heating boilers. Inset stainless steel sink with hot and cold mixing tap, uPVC double glazed window to the rear elevation, heated towel rail. Half glazed uPVC entrance door opening to the rear garden. Door through to:-

SHOWER ROOM Tiled flooring, low flush wc, heated towel rail, double shower unit with tiled surround, rainwater shower above and additional shower attachment, extractor fan. An obscured window to the rear elevation.

BEDROOM 3 – 12'7" x 12'6" Wall mounted radiator, broad double glazed window to the side elevation.



BEDROOM 4 – 12'3" x 11' (measurements taken to front of bay window) Wall mounted radiator, bay window with full height double glazed windows and patio doors to the front elevation overlooking the Gannel.

WC Accessed off of the inner lobby with tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixing tap, tiled splashback and vanity cupboards beneath. Heated towel rail, extractor fan. An obscured double glazed window to the side elevation.

FIRST FLOOR

LANDING Approached via a staircase from the entrance lobby with timber balustrades and spindles, opening onto the first floor landing, providing access to bedrooms 1 and 2 and the family bathroom.

PRINCIPAL BEDROOM – 14'2" x 13'2" plus 12'3" x 7'7" A light dual aspect room with a number of double glazed windows to the front and side elevations, all of which benefit from lovely views over the Gannel. Two vertical wall mounted radiators, dressing area and built-in wardrobe.



BEDROOM 2 – 12'10" x 10'9" Wall mounted vertical radiator, broad double glazed window to the side elevation overlooking the gardens.

FAMILY BATHROOM Low flush wc, bidet, his and hers mounted wash hand basins with hot and cold waterfall taps with vanity drawers beneath, teardrop panelled bath with rainwater shower above, additional shower attachment and contrasting tiled surround with glass screen. Wall mounted vertical radiator, extractor fan. Broad double glazed windows to the rear elevation overlooking the gardens. Storage cupboard.





DETACHED 1 BEDROOM ANNEXE

Situated to the rear of the driveway a detached two storey, one bedroom annexe with its own private entrance and parking.

ENTRANCE HALL Accessed via a glazed uPVC entrance door with wall mounted radiator, door to family shower room (see below) and door opening into:-

OPEN-PLAN KITCHEN / LIVING / DINING AREA – 16'9" x 14' plus 8'3" x 7'4" With timber boarded flooring throughout, a very light dual aspect room with a number of windows to the front and side elevations plus uPVC double doors opening onto a balcony, most of which benefit from lovely views of the Gannel and surrounding countryside.

KITCHEN A range of working surfaces with matt finished cupboards above, tiled splashbacks and some wall mounted cupboards above for additional storage. Integral Bush oven with four ring gas hob, tiled splashback and extractor hood above, space for undercounter fridge, inset stainless steel sink with side drainer, hot and cold mixing tap.



LIVING / DINING ROOM

Heating controls, two sets of large double glazed windows to the front and side elevations with lovely views, double uPVC doors opening onto a balcony. Staircase descending to ground floor level.

BALCONY With timber decking enclosed by timber balustrades and spindles. A large space with enough room for a dining table and beautiful views over the Gannel and surrounding countryside.



Staircase descending to ground floor level.

GROUND FLOOR

A staircase descends from the open-plan kitchen/living/dining room providing access to a hallway with a wall mounted radiator and doors to bedroom 1 and 2 plus a wc.

BEDROOM 1 – 12'5" x 10'3" High quality LVT flooring, wall mounted radiator, understairs storage cupboard, double uPVC doors to the front elevation providing access to the parking area.

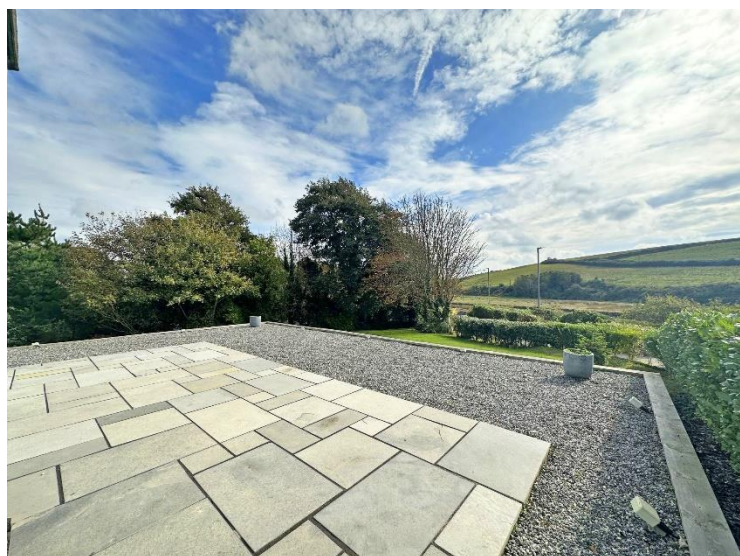


BEDROOM 2 – 11'5" x 9'2" High quality LVT flooring, wall mounted radiator, alcove with space for wardrobing, high level double glazed window to the rear elevation allowing natural light.

WC Tiled flooring, low flush wc, wall mounted wash hand basin with hot and cold mixing tap, tiled splashback, heated towel rail, extractor fan.

FAMILY SHOWER ROOM Accessed from the entrance hall at first floor level with tiled flooring and full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixing tap, tiled splashback, double shower unit with rainwater shower above and additional shower attachment, tiled surround and folding glass door, heated towel rail, extractor fan. Obscured double glazed window to the rear elevation.

OUTSIDE



Rawley Point sits centrally within its plot of circa 0.46 of an acre with lawn and gardens to the front, side and rear of the property. A driveway from Trewince Lane provides access to a crunchy gravel parking area with parking for up to 10 vehicles, whilst a large, raised area surrounds the outside of the main house, comprising mainly of Indian slate paved patio with a crunchy gravel border. A further Indian slate laid patio is accessed from the side of the kitchen/dining/living room, all of this leads onto large areas of lawn enclosed by mature treelined borders with profusely stocked boundaries and some inset flowerbeds. To the rear of the property there is a raised garden with a useful greenhouse and timber storage shed, this area of the garden also houses further shrubs and plants including tree palms and bamboo.



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 TR7 2HU.

SERVICES Mains water, drainage, electricity and gas are connected to the property – there are two separate gas boilers for the main house and annexe.

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

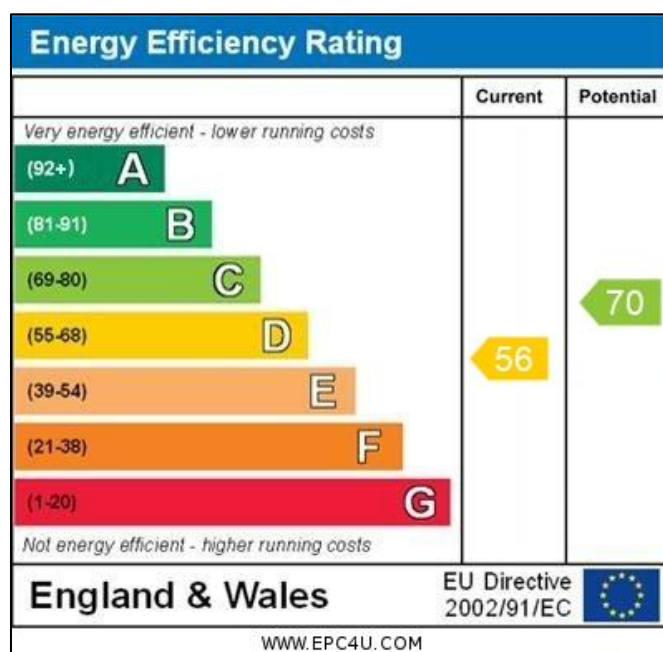
DIRECTIONS Proceeding into Newquay on Trevemper Road with the River Gannel on your left hand side, go past the Texaco petrol station on your right and once reaching the roundabout proceed straight on to Gannel Road with the boating lake on your right hand side. Immediately after the boating lake turn right on to Trenance Lane then immediately take the hairpin turning back on your left up to Rawley Point, the first house on the right hand side.

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



Not to scale – for identification purposes only.

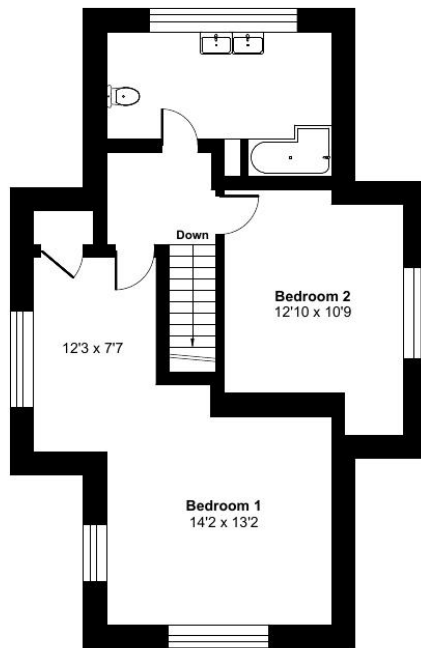
Trenance Lane, Newquay

Approximate Area = 2073 sq ft / 192.5 sq m

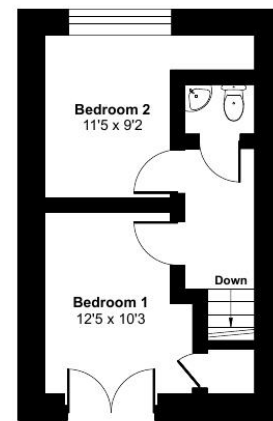
Annexe = 588 sq ft / 54.6 sq m

Total = 2661 sq ft / 247.1 sq m

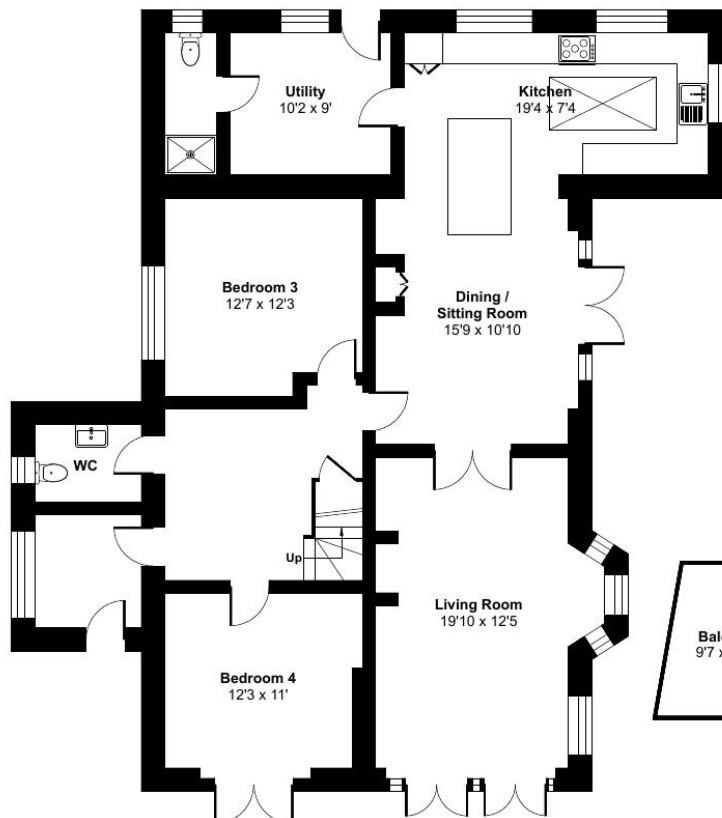
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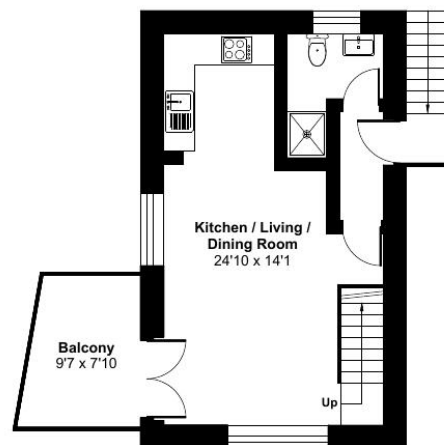
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lillcrap Chilcott. REF: 1202146

