



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10309

Offers around £595,000

Surfland, 1 Bolowthas Way,
Porth, Newquay, Cornwall, TR7 3DB

FREEHOLD



An individual detached dormer bungalow situated in this acutely desirable coastal village moments from the beach and with clear sea views. Offering flexible and adaptable accommodation with the opportunity for further improvement and remodelling (subject to necessary consents). This is an exceptional and scarce opportunity in this increasingly desirable part of Cornwall.



View from first floor dormer window





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, kitchen, utility room, living room, principal bedroom, guest bedroom/study, bathroom.

First Floor Occasional bedroom, en-suite cloakroom/wc, loft room with dormer window.

Outside Paved sitting area to side, off-road parking.



DESCRIPTION

1 Bolowthas Way is a much loved and enjoyed property that has been in the same family for many years.

The main accommodation is currently on the ground floor, however there is an opportunity to completely change the layout and put the living space upstairs to maximise the sea views (subject to any necessary consents).

The current configuration of the accommodation comprises an entrance hall, fitted kitchen situated to the rear of the bungalow, an L-shaped main reception room with large picture windows to the front and to the side, the large spacious principal bedroom located to the front of the bungalow, a further bedroom/office, a very good sized and well-appointed bathroom and utility area.

There is a staircase leading from the utility room which opens into an occasional guest bedroom which has a good-sized dormer window to the front enjoying an outlook towards the coast and an en-suite cloakroom/wc. Adjoining this is a loft room currently used as an office which once again takes advantage of the dormer window and the outlook towards the sea and coastline.

To the outside, is a tarmacadam parking area for numerous vehicles and a paved sitting area with mature borders from which to enjoy the outlook towards the coast.

This is a quite delightful home in a superb location with the opportunity to further enhance and improve (subject to the necessary consents).



LOCATION

1 Bolowthas Way is located above and a couple of hundred metres from Porth beach.

Porth beach is one of the prettiest beaches along this stretch of coastline, sheltered by Trevelgue Head with a stream flooding across making it ideal for children to play in. Porth is a well protected and safe surfing beach that is ideal for families and becomes less crowded than many of the other beaches around Newquay. For the surfers, Fistral beach, which is a world class surfing destination with many national and international championships taking place along its sandy shore, is a short drive away. There are various other sandy coves and beaches on your doorstep including, Watergate with its restaurants and Extreme Academy activities which is within walking distance. The coastal village of Mawgan Porth, increasingly dubbed by the press as 'Hollywood-on-Sea' is a ten-minute drive from the house.

The 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.

Cornwall Airport Newquay is less than 5 miles away from the house and offers daily flights to a range of international and national destinations including Gatwick (3 times a day). Stanstead, Spain, Portugal, Ireland, Germany, Denmark, Switzerland and 9 other destinations within the UK.

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

Covered entrance with double doors opening into hallway on two levels with timber floor, shelved cloaks cupboard housing meters.

PRINCIPAL BEDROOM – 13' x 9'10" Large picture window to the front with some glimpses towards the sea and coastline.



BATHROOM A very spacious room comprising freestanding bath, oversized corner shower cubicle with shower, low level wc, pedestal wash hand basin, radiator. Large picture window to the front. Two radiators. Doorway through to:-

UTILITY ROOM – 10' x 5'5"
Plumbing for automatic washing machine and dryer, ceiling spotlights.

Stairs to first floor. Doorway through to:-



GUEST BEDROOM / STUDY – 11'5" x 10' This room can be accessed either through the utility room or from the main reception hallway. Window overlooking the rear, two radiators. Fitted cupboards with shelving and hanging space.



SHOWER ROOM / WC Corner shower cubicle, pedestal wash hand basin, low level wc. Frosted glazed windows overlooking the rear.



KITCHEN – 11'6" x 8'1" With a range of base and eye level units, complementary worksurfaces, tiled splashbacks, Bosch four ring gas hob with extractor over, Bosch oven and microwave. Cupboard housing Vaillant boiler. Dishwasher, fitted fridge, radiator. Doorway to the rear garden. Doorway to:-



LIVING ROOM – 19'10" narrowing to 9'7" x 15'4" A super dual aspect room with two windows to the side and a very large picture window to the front with some sea and coastline views. Timber floor. Wall mounted fire.

From the utility room, stairs lead up to:-

FIRST FLOOR

BEDROOM 3 – 11' x 10'6" A dual aspect room with one window to the side and a very large picture window to the front taking in glorious views over the coastline and out to sea.

EN-SUITE CLOAKROOM / WC Comprising low level wc, wash hand basin in vanity unit.

From the bedroom a doorway opens into:-

LOFT ROOM Currently used as an office with restricted head height and clear sea views.

OUTSIDE



Broad tarmacadam driveway with parking for numerous vehicles to the front of the bungalow. Timber fencing to the front elevation. To the front is a broad paved patio with mature trees and shrubbery to one side and enjoying a pleasant outlook to the front with sea views. The side gateway opens into the rear garden which has a very private paved sitting area with timber fence to one side.

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 3DB.

SERVICES Mains water, drainage, electricity and gas. Broadband – fibre connection.

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

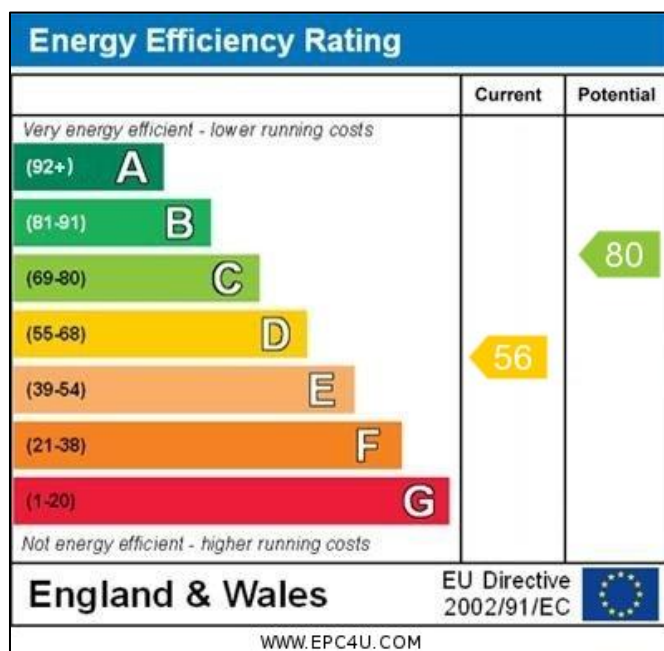
DIRECTIONS From Newquay proceed towards Porth driving down Porth Way and taking the turning on the right hand side to Wellway. After a short distance take the right hand turning up Penhallow Road and Bolowthas Way is shortly seen on the left hand side.

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.

Bolowthas Way, Newquay

Approximate Area = 1251 sq ft / 116 sq m

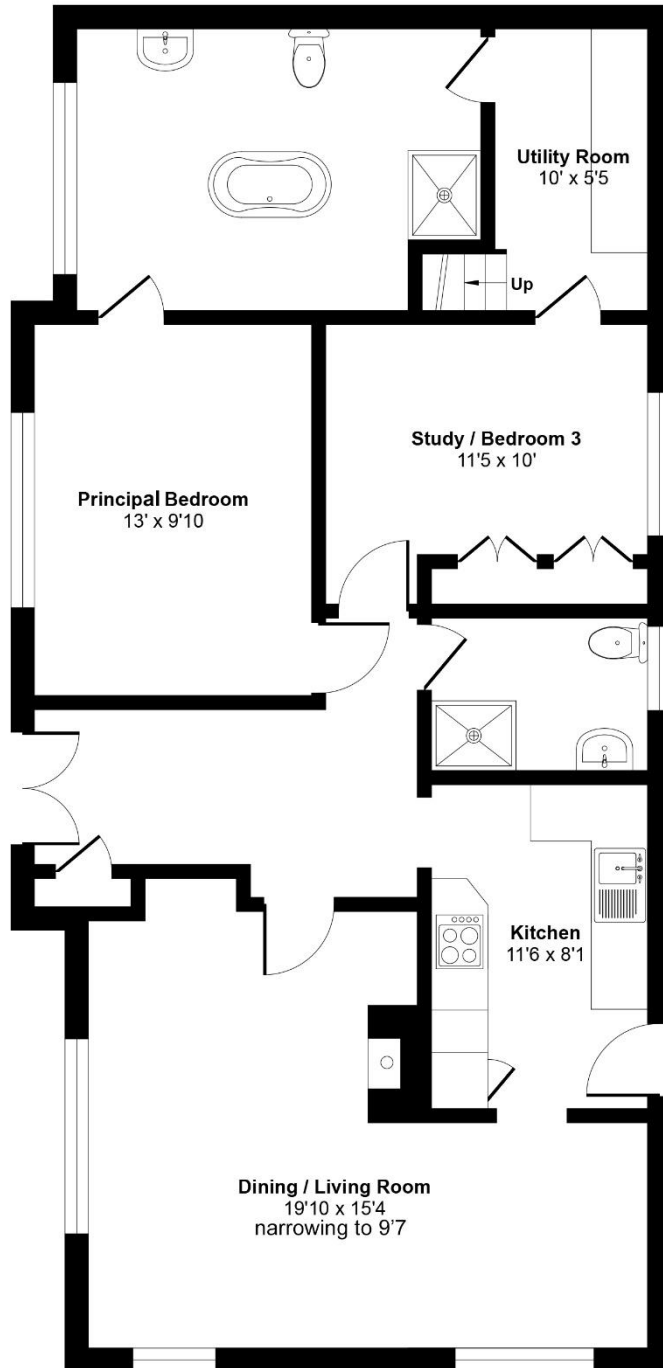
Limited Use Area(s) = 144 sq ft / 13 sq m

Total = 1395 sq ft / 129 sq m

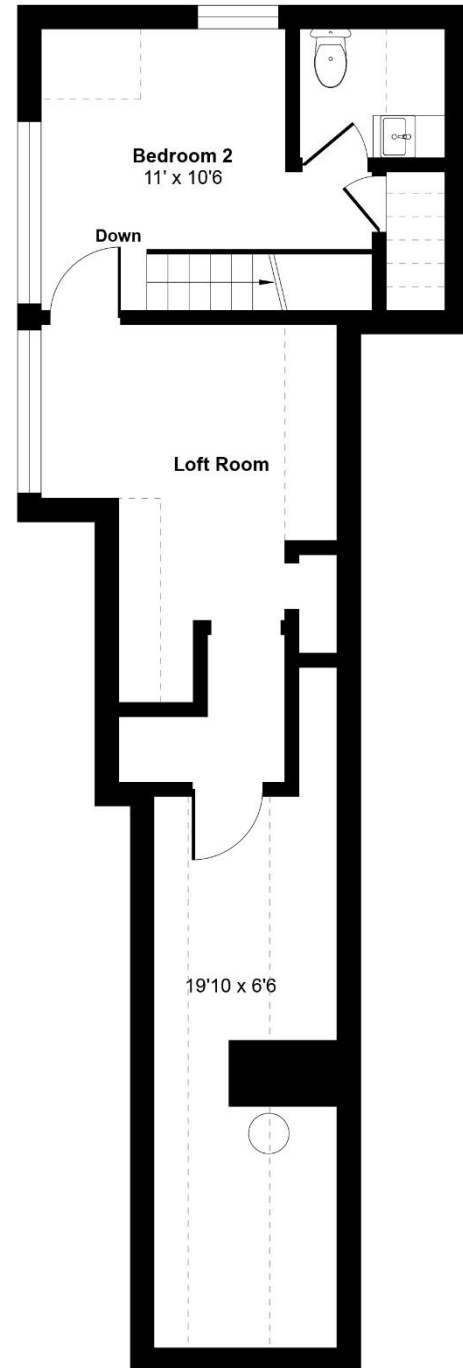
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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