GWEL TEG (THE HOUSE IN THE TREES) RAWLEY LANE, NEWQUAY





Viewing strictly by appointment through the vendor's Sole Agent:



Lillicrap Chilcott

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GWEL TEG (THE HOUSE IN THE TREES) RAWLEY LANE, NEWQUAY, TR7 2EU

Occupying a virtually hidden elevated plot with fabulous views over Newquay boating lake and the upper reaches of the Gannel Estuary. A stunning, highly individual contemporary home with over 2,500sq.ft. of immaculate 5 double bedroomed accommodation over four floors including fabulous open-plan living space, gym and spectacular roof terrace. A true hidden gem with the beaches and amenities of the thriving coastal resort of Newquay on your doorstep with low maintenance garden, hot tub terrace and parking for 2-3 cars with secure gated pedestrian access onto your own private enclave.

SUMMARY OF ACCOMMODATION In all, 2,576sq.ft.

Upper Second Floor (entrance level) Entrance hall, open-plan kitchen/living room/dining room. Pantry cupboard. Stairs ascending to roof terrace with electrically operated lantern window.

Second Floor Bedroom 4, cloakroom/wc, utility room and plant room.

First Floor Large principal bedroom suite with en-suite bath/shower room with dressing room.

Upper Ground Floor Gym, stairwell, family bathroom.

Ground Floor Bedroom 2 and bedroom 3.

Outside Private parking area for 2-3 cars and secure gated pedestrian access to pathway and stairs leading to terraced gardens. Gangway to entrance level, decked terraces and sitting out areas. Hot tub terrace. Bounded by mature deciduous trees.





LOCATION

Gwel Teg occupies a superb location in the coastal resort of Newquay being both close to the centre of Newquay, beside Trenance Gardens 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 clifftop Lewinnick 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 Newguay 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 Paddington main line with a journey time of approximately 41/2 hours to London. Cornwall Airport Newquay, 6 miles away offers flights to a range of international and national destinations making this one of the most conveniently located as well as dramatically situated properties along the north coast of Cornwall.

The area is obviously perfect for water sports enthusiasts with a choice of two of the best 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 afield there are championship Links courses at Trevose near Padstow and Perranporth.



sense of peace and tranquillity and is a true one off and interested parties are advised to view without delay

attractive galvanised steel pathway and steps lead down to the property. The unique feel of the house is

height glazed doors with stunning elevated views out over the boating lake and Gannel Estuary to the



The high quality Nolte kitchen is sleek with attractive dark units and contrasting polished granite worktops in a central island with breakfast bar to one side and on the other, a fabulous large sitting area with a centre point of a contemporary inset gas fire and Juliet balcony with glazed balustrade.

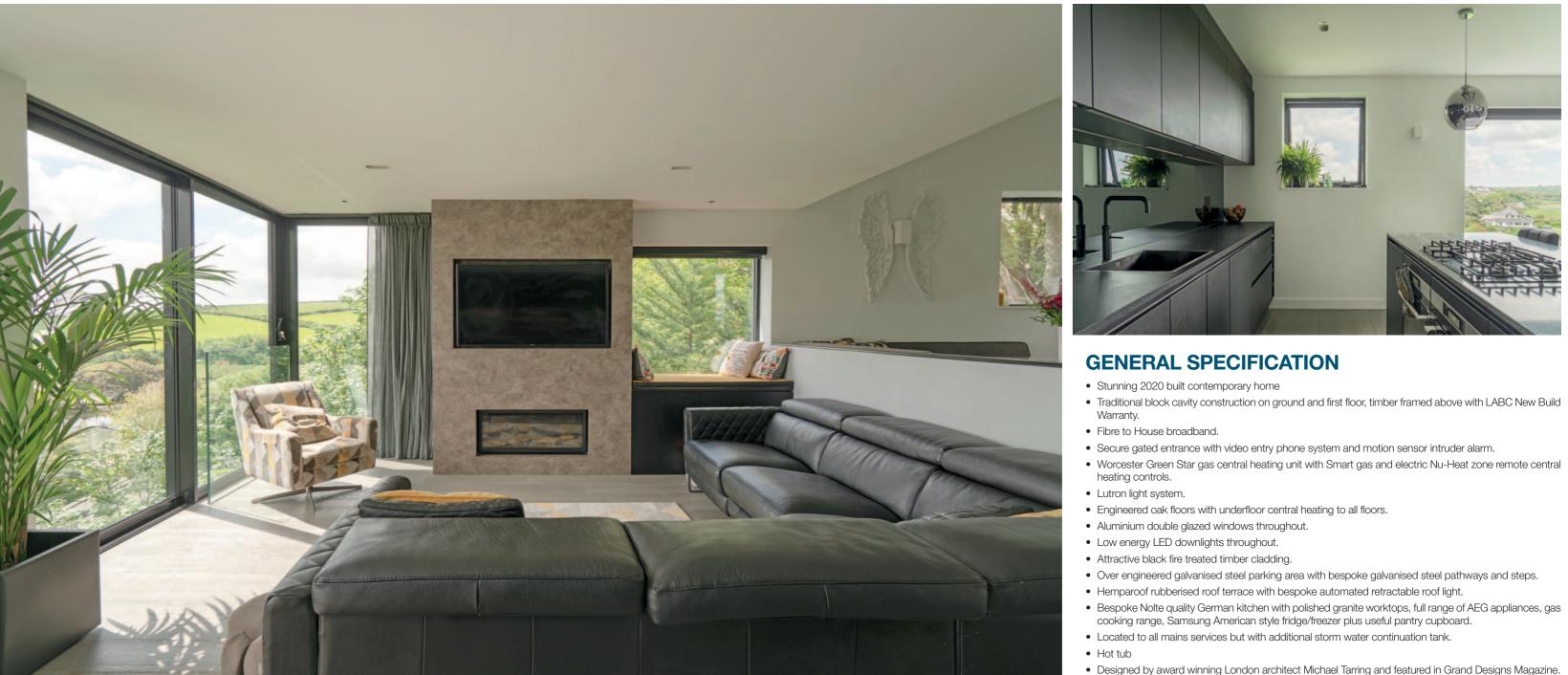
Set back and above this room is a lovely formal dining room completing a very individual and impressive reception space, perfect for entertaining. From the entrance hall, stairs descend to the lower levels but also ascend to a beautiful skylight double glazed window which also retracts automatically to give access to a extraordinary top floor roof terrace with sheltered sitting out areas and incredible views.

There is accommodation over four floors with five double bedrooms in total, the principal bedroom is on the first floor which is a particularly impressive suite with large double bedroom with picture windows and Juliet balcony, fabulous large dressing room with fitted wardrobes and a stunning contemporary bath/shower room fitted with eye catching contemporary sanitaryware and again with fabulous views over the valley below.

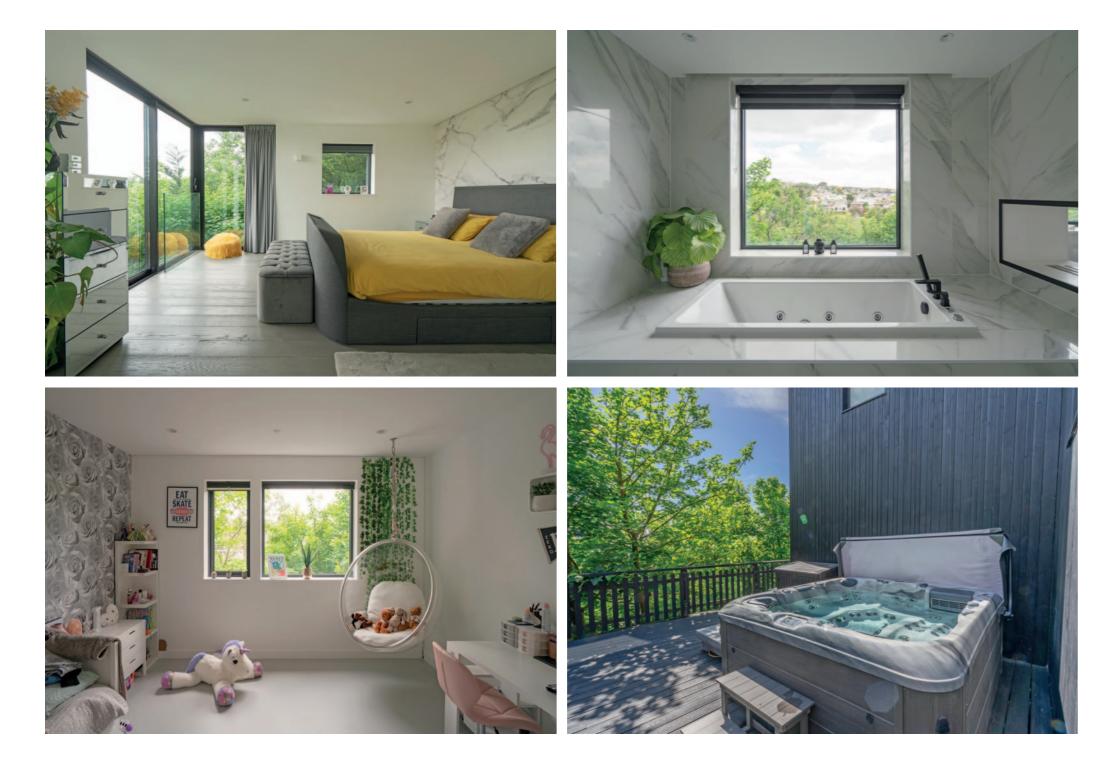
In addition to the five bedrooms, on the ground floor is a large, versatile gym/home office. This room has an external access into the garden adjacent to the hot tub terrace making for a perfect 'home spa' but equally could suit a variety of purposes, depending upon the wants and desires of an incoming purchaser.

Outside, the gardens and grounds are of good size, professionally landscaped but also laid with an eye to low maintenance. Most of the terraces are decked with a number of attractive sitting out areas catching the sun at different times of the day and enjoying peace, tranquillity and seclusion.

All in all, a stunning contemporary home in a virtually hidden setting with lovely views over Trenance Boating Lake and the upper reaches of the Gannel Estuary. To be sold with immediate vacant possession.



- Worcester Green Star gas central heating unit with Smart gas and electric Nu-Heat zone remote central



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Approximate Area = 2576 sq ft / 239.3 sq m For identification only - Not to scale



UPPER GROUND FLOOR

FIRST FLOOR

GROUND FLOOR



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 2EU.

SERVICES Mains water, mains electricity, mains gas, mains drainage.

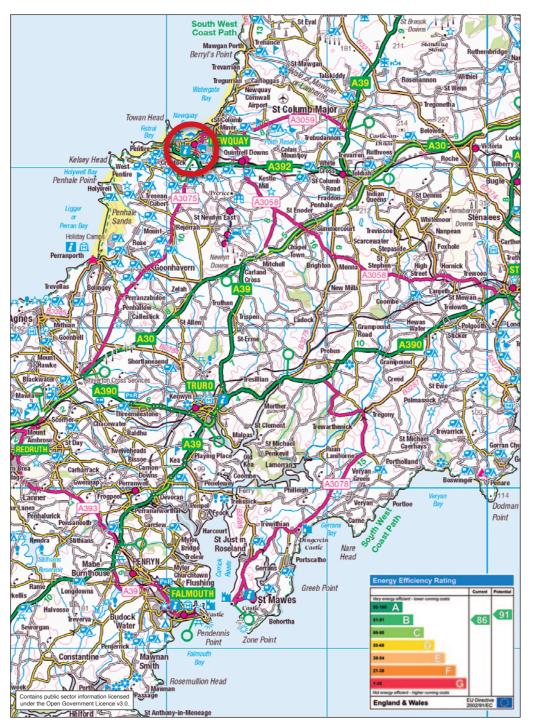
COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

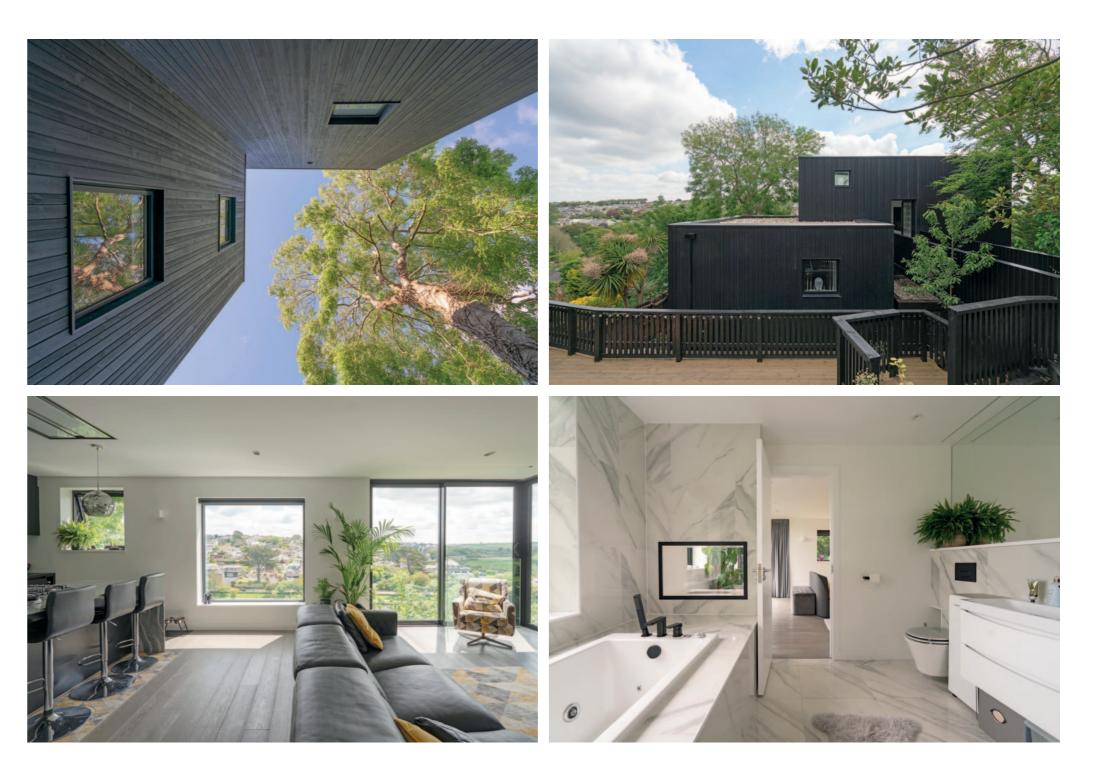
PHOTOGRAPHY Some photographs have been provided courtesy of Michael Tarring Architect.

DIRECTIONS What3words ///badge.prouder.crop. NB: The bottom part of Rawley Lane coming up from the boating lake is pedestrian access only and for ease park around the boating lake and walk up Rawley Lane on foot. Alternatively, from the boating lake, proceed up Trevemper Road keeping the boating lake on the left hand side. At the roundabout turn left up Trenance Road all the way to the top of the hill turning left into Agar Road. Follow Agar Road down bearing left and then right with this bend becoming Rawley Lane where, as the road bears round to the right, the discreet parking area and pedestrian access for Gwel Teg will be found 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.





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