



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10424

£825,000

(Contents available by separate negotiation)

10 Penhale View,  
Cubert, Newquay, Cornwall, TR8 5FW

**FREEHOLD**



An immaculately presented stylish and contemporary detached 4 bedroomed house with far reaching and mesmerising south westerly views over undulating countryside and sand dunes to the sea in the distance taking in both St Ives Bay and Trevoose Head. Boasting over 1,800sq.ft. of opulently appointed and very highly specified accommodation including a superb 30' long kitchen/dining/living room plus a separate living room/snug. With driveway parking, an integral garage, level rear garden and a separate home office/bar. Village amenities and the golden sands of Holywell beach are just moments away. To be sold with no onward chain.





**SUMMARY OF ACCOMMODATION** – In all, about 2,171sq.ft. (including garage and home office)

**Ground Floor** Reception hall, separate living room/snug, open-plan kitchen/dining/living room, utility, wc, en-suite bedroom.

**First Floor** Landing, principal bedroom with en-suite shower room, 2 further double bedrooms, family bathroom.

**Outside** Two separate driveways, integral garage, level south west facing rear garden, detached home office/bar.

**DESCRIPTION**

10 Penhale View was built in 2020 by the local and very reputable firm of developers, Kingsley Developments Limited, to a very high standard with a number of significant upgrades and modifications added by our clients during the build process.



Two separate parking areas to either side of the house provide parking for at least 3 cars in total with the larger driveway leading to the integral garage. The accommodation flows beautifully with a covered front door opening to the reception hall which in turn leads to the ground floor bedroom with a luxuriously appointed en-suite shower room and a separate living room/snug on the opposite side. The hallway then leads through to what is without question the most impressive room in the house – a stunning 30' long kitchen/dining/living room with a wall of bifolding doors which allow light to flood in due to the south westerly aspect and enjoy the most incredible views over miles of undulating countryside and sand dunes to the sea in the distance.



The kitchen is truly beautiful with the main focal point being the huge central island/breakfast bar with a thick neolith worktop, a wine chiller and drawers and units in a contrasting colour to those opposite in the kitchen. The kitchen units run along two walls affording a great deal of preparation space and storage with a range of Neff integrated appliances, including a double oven and an induction hob plus an instant boiling water tap. In the corner of the living space is a contemporary woodburning stove set upon a slate hearth.



Our clients modified the garage space to create a very useful utility room, accessed off the kitchen, with space for a washer and a dryer plus an additional sink with a storage cupboard under as well as a fridge and a freezer. A door from the utility conveniently leads to the garage which has an electrically operated door and a pedestrian door to the rear opening to the garden. A wc completes the ground floor accommodation.



The first floor is equally as impressive with a colossal 27' x 13' double aspect principal bedroom, with air conditioning, an en-suite shower room, plus two double bedrooms and an opulent family bathroom. All of the bedrooms enjoy spectacular far reaching views to either side.

As you would expect, no expense has been spared on the outside spaces either. The garden is totally enclosed with tall pedestrian gates to either side, making it perfectly safe for children and pets. The level garden faces south west with a deep and broad high end tiled sun terrace, which broadens to the side, and has two large electrically operated awnings which provide shelter and screening, all of which combine to make the garden perfect for outside entertaining and alfresco dining whilst enjoying the stunning views. Adjoining the patio is a large level area of lawn with a detached home office/bar to one side. The home office/bar is fitted with aircon and enjoys lovely views from the study area via a large triple paned window and is a great entertaining space or peaceful retreat from which to work from. There is also a shed and a wood store.



The house comes with the benefit of built in speakers in some of the rooms plus electric underfloor heating, an air source heat pump and a mechanical ventilation heat recovery system, all of which contribute to the B rated Energy Performance Certificate. All of the rooms are fitted with plantation style shutters plus some of the windows have electrically operated blinds.



Penhale View is wonderfully positioned to enjoy the north Cornish coast with the expansive golden sand Holywell beach just moments away whilst also being within very easy reach of Crantock, which is home to arguably one of the best beaches in Cornwall, and as well as both Newquay and Truro.

**10 Penhale View would suit a broad range of prospective purchasers including both those who seek a family home with village amenities and schooling nearby or those who wish to have an easy to maintain holiday home close to the beach.**



## **LOCATION**

10 Penhale View is located on the outskirts of the ever popular village of Cubert. Just a short walk from the National Trust owned sand dunes and expansive sandy Holywell beach which faces out over the Atlantic ocean framed by Penhale Point and Kelseys Head. The South West Coast Path leads over and around these headlands back to Perranporth beach, one of the longest in Cornwall and on one side Porth Joke and the other is a much smaller cove inlet. Behind Perranporth beach are further expansive sand dunes and a footpath also links Holywell Bay to the National Trust owned Cubert Common, making this area ideal for those who enjoy walking with or without dogs. Also within walking distance is a pub, shop and a café towards the beach as well as a nearby golf course.

Cubert has a church, shop with general store with post office and a highly regarded primary school. A short drive to the south leads to Goonhavern and Perranporth which extensive further services, whilst the much larger town of Newquay is only a few miles away to the north where one will find supermarkets, leisure facilities and a branch line railway station.

Truro, Cornwall's capital city is about 20 minutes' drive away and the main A30 expressway running throughout Cornwall and linking to the motorway network at Exeter is only a few miles to the south. On the other side of the Newquay is Cornwall Airport Newquay which has daily flights to London and other destinations in the United Kingdom and across Europe.



### **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 5FW.

**SERVICES** Mains water and electricity. Air source heat pump provides heating and hot water. Electric underfloor heating on the ground floor. The development has a pump station which connects into the main sewer system.

**MOBILE PHONE COVERAGE** All major provides likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Upon entering Cubert, proceed out of the village towards Holywell Bay, straight over the mini roundabout and after approximately 50 yards Penhale View is on the left hand side. As you enter into Penhale View, turn right and No. 10 will be the second to last property on your left.

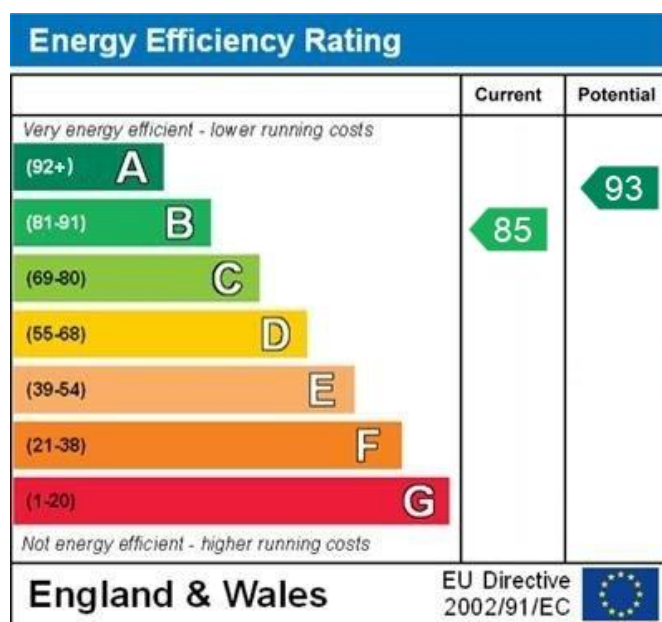
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

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



WWW.EPC4U.COM

**Not to scale – for identification purposes only.**

## Penhale View, Cubert, Newquay

Approximate Area = 1803 sq ft / 167.5 sq m

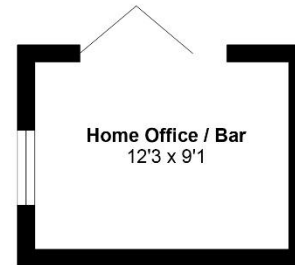
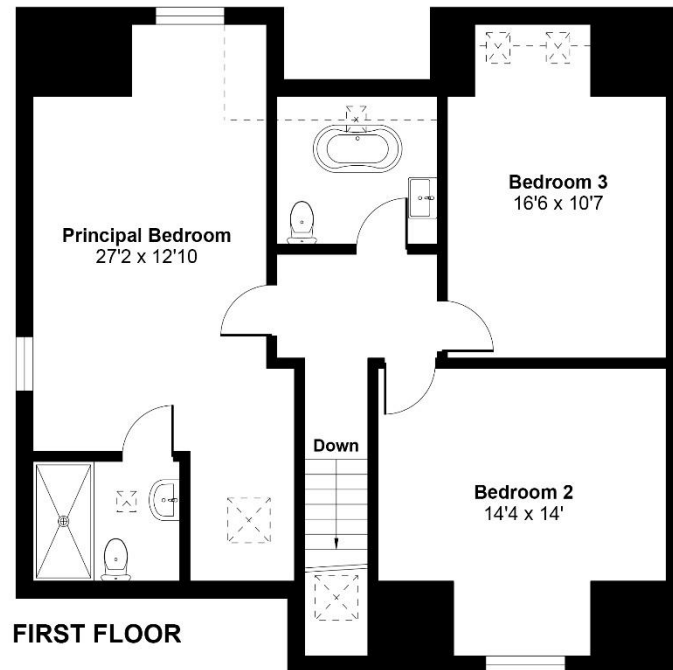
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 232 sq ft / 21.5 sq m

Outbuilding = 111 sq ft / 10.3 sq m

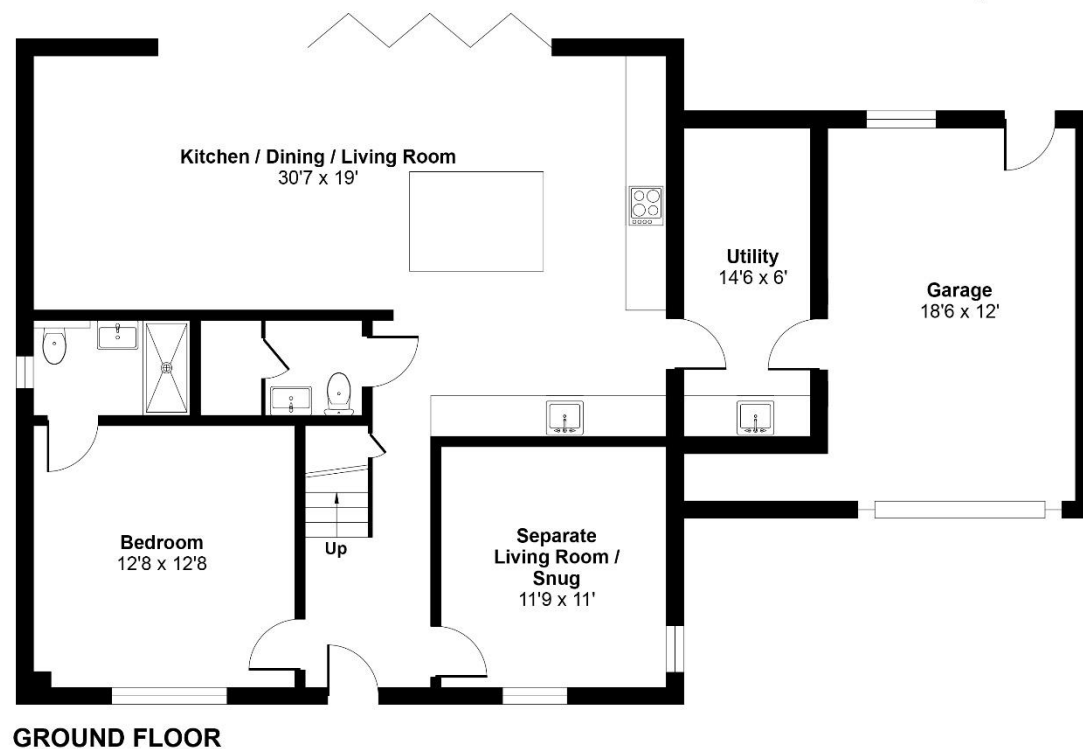
Total = 2171 sq ft / 201.6 sq m

For identification only - Not to scale



**OUTBUILDING**

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lillcrap Chilcott. REF: 1242177

