



Mayfield Riverside



Mayfield Riverside

Blackcross, Newquay, TR8 4LU

Newquay Town - 7 miles. St Austell - 12 miles. Truro - 15 miles.

A beautifully presented, modern detached family sized home surrounded by nature.

- Modern Detached Eco House
- Master En-suite
- Idyllic Hamlet Location
- Council Tax Band - D
- Remainder of 20 Year Warranty
- Gardens & Garage
- Three Double Bedrooms
- Freehold

Guide Price £450,000

DESCRIPTION

Mayfield Riverside is a beautifully finished, detached family sized eco home. The property is by "Dan-Wood", European architects specialising in timber framed pre-fabricated properties with green living and low energy bills at the forefront, from concept and design through to build. Conscientious buyers will appreciate the eco-conscious features of this home offers including an LPG heat only boiler, factory insulated water cylinder and a Zehnder comfoAir Q heat recovery system. These systems not only reduce the carbon footprint but also significantly contribute to lower utility bills.

The home was constructed in 2018 and retains the reassurance of the remainder of a 20 year construction warranty for complete peace of mind.

In brief the accommodation comprises of an inviting entrance hall with traditional staircase rising to the first floor, triple aspect lounge/ diner, downstairs cloakroom/ w.c, a sleek and stylish kitchen breakfast room with central island and French doors leading onto the patio seating and relaxing area, a utility room from the kitchen. To the first floor there are three double bedrooms with the master bedroom having an en-suite shower room and a beautiful modern white family bathroom, all accesses via the landing.

The EPC (Energy Performance Rating) is 81-B with scope to improve to 111-A with installation of PV solar. Highlights include; Walls - Average thermal transmittance 0.12 W/m²K - Very good. Windows - High performance glazing - Very good. Lighting - Low energy lighting in all fixed outlets - Very good. Air tightness - Air permeability 1.9 m³/h.m² (as tested) - Very good.



LOCATION

The property is located in Black Cross, a lesser well known and tucked away mid county hamlet. As the name would suggest 'Mayfield Riverside' is bounded by a small and shallow ,slow flowing river at the far end of Parka Road, this provides a relatively tranquil setting with very low passing traffic.

Black Cross falls under the parish of Newquay which is approximately 7 miles away whilst the villages of St Columb, Fraddon and Indian Queens are not too far away as is the historic market town of St Columb Major. All offer comprehensive day to day amenities including schooling. Nearby Kingsley Village offers super shopping amenities including a large M&S with food hall, TKMax, NEXT and a McDonalds to name just a few. There are also excellent transport links to the A30 and A39 from Black Cross.

OUTSIDE

There are medium sized gardens to enjoy, predominantly positioned to the front and offering privacy and a good degree of seclusion. The majority is laid to loose granite chippings offering plenty of parking and turning space plus a lawn area bounded by the river with well establish trees forming the backdrop. To the rear there is a generously sized and very private patio space making for an ideal area for BBQs, outdoor entertaining and alfresco dining.

SERVICES

Mains electricity and metred water. Private septic tank drainage. Central heating via a Vaillant combination boiler fuelled by LPG. Broadband up to 8 Mbps (Ofcom). Mobile phone: 02, Vodaphone, EE and Three are all likely (Ofcom). Council Tax Band - D (£2,460 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No. Satellite / Fibre TV Availability: BT & Sky (Ofcom). Triple glazed windows.

VIEWINGS

Strictly by appointment through Stags Truro office.

DIRECTIONS

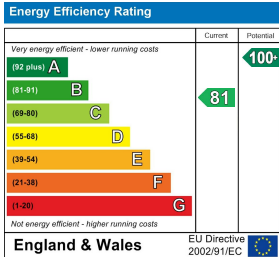
Heading Eastbound along the A30 from Truro exit after the Fraddon retail park signposted Newquay. Join the A39 heading towards Trevarren to the large roundabout and take the fourth exit into Black Cross and onto Parka Road, continue to the end where the property can be found on the left hand side at a small crossroads identified by a Stags for sale board.

AGENTS NOTE

We understand the current boundary plan is in the process of amended via Land Registry. Please speak to Stags for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



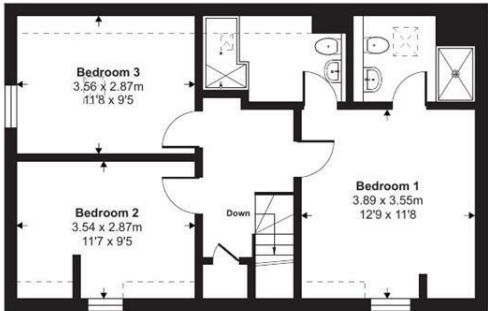
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Approximate Area = 1169 sq ft / 108.6 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1402 sq ft / 130.2 sq m

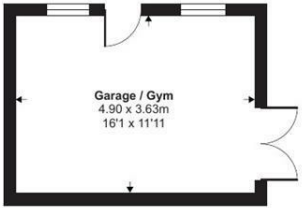
For identification only - Not to scale



First Floor



Ground Floor



Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1321779



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