



6, Stret Myghtern Arthur, Newquay, TR8 4GJ

david ball  
Agencies

A stunning executive family home situated in a prime position in the much sought after Duchy Of Cornwall Nansledan development built by the award winning build C G Fry. This particular property offers a unique carriage house which would be ideal for home working or to operate a small home business. This property is being offered CHAIN FREE and early viewing is highly recommended.

## Offers In Excess Of £555,000 Freehold

### Key Features

- Detached Town House
- Master Bedroom With En-suite
- Sought After Duchy Development
- Double Garage With Office Over
- EPC - B
- Four Bedrooms
- Bespoke Fitted Kitchen With Branded Appliances
- Utility Room
- Private Landscaped Garden
- Chain Free

### AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

### LOCATION

Nansledan is an extension to the coastal town of Newquay on the north coast of Cornwall built on Duchy Land and has been architecturally designed with direct involvement from HRH Prince Charles, the Duke of Cornwall. It will include its own High Street, church, school and public spaces. The town of Newquay is approximately two miles and offers a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic, picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately six miles distance from the property.

### ACCOMMODATION IN DETAIL

#### ENTRANCE HALL

7'14 x 1'93 (2.13m x 0.30m)

The characteristic feature front door opens up into the stunning entrance hall with wall mounted alarm system, radiator, power points and white floor tiles that flow into the

#### KITCHEN/DINING ROOM

22'14 x 11'05 (6.71m x 3.48m)

The light open plan kitchen/diner benefits from dual aspect windows and high ceilings flooding the room with natural light. The dinning area features power points, a radiator and a pendent located over the middle of the room.

The kitchen has been finished to a high standard featuring stunning grey shaker style units with solid stone worktops with an under mounted sink located under the window looking out onto the landscaped garden. The kitchen is fitted out with a 5 ring gas hob, double oven, dishwasher and fridge freezer along with advantageous pantry cupboards pan drawers and usb charging points.







## UTILITY ROOM

**10'68 x 6'85 (3.05m x 1.83m)**

The white tiled floor flows though into the useful utility room featuring built in washing machine and separate dryer, housed in a matching shaker style unit with laminate roll top and stainless steel sink and drainer. There are 3 separate large storage cupboards housing the Megaflow heating system, boiler and the communication hub. Direct access out to the garden and garage.

## WC

**6'74 x 3'23 (1.83m x 0.91m)**

Off of the entrance hall is a modern half tiled cloakroom with low level W/c and pedestal sink.

## FIRST FLOOR LANDING

The bespoke wooden staircase with oak hand rail allows access to all three floors

## LOUNGE

**22'23 x 11'09 (6.71m x 3.58m)**

The house boasts a tranquil lounge located on the first floor benefiting from dual aspect windows, a feature Polari marble fireplace with fitted gas fire, TV sky and data points.

## FAMILY BATHROOM

**10'44 x 6'93 (3.05m x 1.83m)**

Half tiled contemporary family bathroom with P shaped bath and mains fed shower over, Pedestal sink and W/C.

## BEDROOM FOUR

**9'88 x 7'06 (2.74m x 2.29m)**

A single bedroom with radiator, tv points and power points.

## SECOND FLOOR LANDING

The oak staircase continues to run up to the second floor where you have access to the remaining bedrooms.

## MASTER BEDROOM

**12'09 x 11'39 (3.89m x 3.35m)**

Double bedroom with views over the Picturesque duchy rooftops and countryside beyond. Radiator tv and data points.

## EN SUITE/BATHROOM

**9'86 x 7'06 (2.74m x 2.29m)**

A contemporary bathroom that can be accessed from both the master suite and second floor landing. The bathroom features a large shower cubicle with mains fed shower, contemporary tiling, WC and wash basin along with a feature stainless steel towel radiator, light and shaver point.

## BEDROOM TWO

**12'07 x 15'50 (3.84m x 4.57m)**

Double bedroom with dual aspect windows enjoying elevated views, radiator and tv point.

## BEDROOM THREE

**9'88 x 7'06 (2.74m x 2.29m)**

single bedroom with radiator and tv point.

## LANDSCAPED GARDEN

The house benefits from a professionally landscaped gardens featuring local Cornish palms, circular lawn and a meandering path leading to stairs that access the

## DOUBLE GARAGE

Up and over doors leading to a double garage with power and lighting.

## CARRIAGE HOUSE

**18'00 x 6'93 (5.49m x 1.83m)**

A light tranquil room with pendant light which would make a great workspace/studio.

## SERVICES

The following services can be found at the property: Mains electric, gas, water and drainage, however, we have not verified any of the connections.

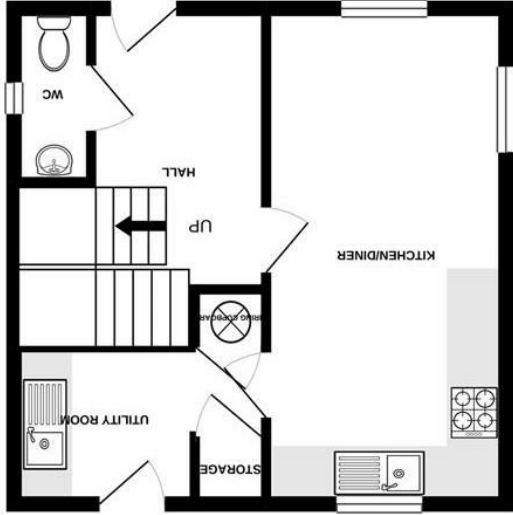
## COUNCIL TAX BAND TBC



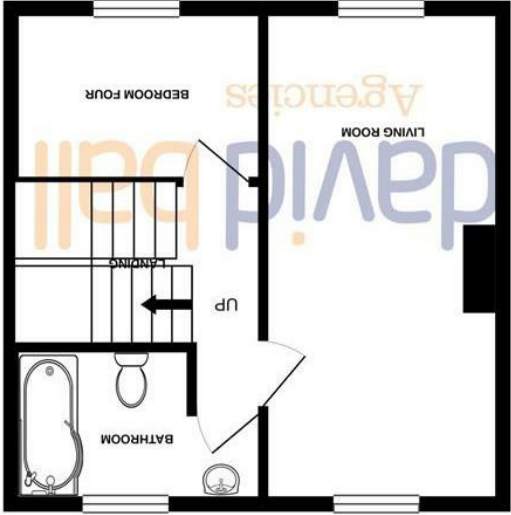
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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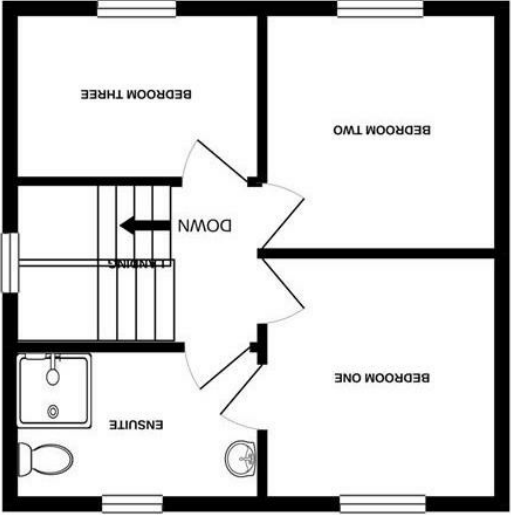
Energy Efficiency Rating		
Current	Potential	
84	92	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		



GROUND FLOOR



1ST FLOOR



2ND FLOOR