



16, Chapel Close, Newquay, TR8 5RX

david ball
Agencies

An opportunity to purchase a unique modernised and extended family home situated in a the sought after village of Crantock. Featuring an impressive principle bedroom suite with ensuite and sea views. Complimented by a larger than average rear enclosed garden garden and driveway off street parking. Early internal viewing is highly recommended.

Offers In Excess Of £450,000 Freehold

Key Features

- Impressive Principle Bedroom Suite
- Recently Modernised And Extended Throughout
- Enclosed Rear Enclosed Garden
- Lounge With Feature Fire Place
- Kitchen Dining Room
- Ground Floor Shower Room
- Driveway Parking
- Sea Views Towards Crantock Beach





The Property

This substantial family home is a unique offering of that of the neighbouring dwellings after being extensively extended and modernised throughout by the current vendors. The versatile accommodation currently comprises to the ground floor of an entrance porch with feature circular window. A comfortable lounge with fireplace A fitted kitchen dining room, conservatory and wet room.

Stairs provide access to the first floor and offers three double bedrooms, a single bedroom, airing cupboards and family bathroom. A secondary staircase provides access to the impressive principle bedroom suite which incorporates an ensuite shower room complimented by Velux roof balcony window which provides stunning sea and picturesque views of the charming village of Crantock.

Externally the property benefits from off street parking for two cars to the front. To the rear the enclosed rear garden is laid mainly to decking with various seating areas and hot tub.

Location

Located in the quaint village of Crantock is this well presented three bedroom family home. Crantock village has a general store, post office, church and public houses. Crantock Beach and the River Gannel Estuary are both within close proximity of the property. The town of Newquay is approximately five miles distance and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bar, restaurants and nightclubs. The town also boasts a 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 nine miles distance from the property.

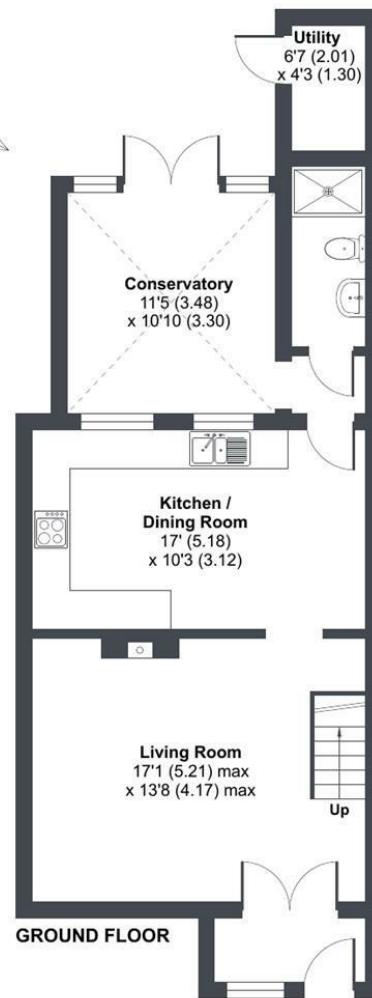
Chapel Close, Crantock, Newquay, TR8

Approximate Area = 1408 sq ft / 130.8 sq m

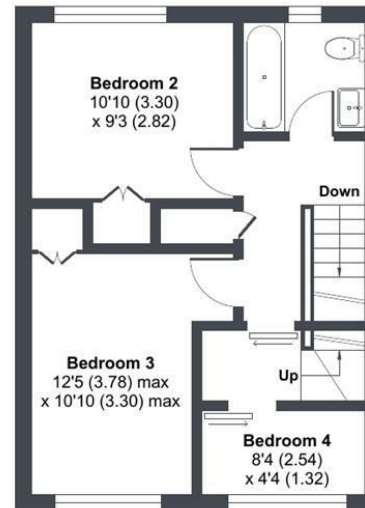
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1433 sq ft / 133.1 sq m

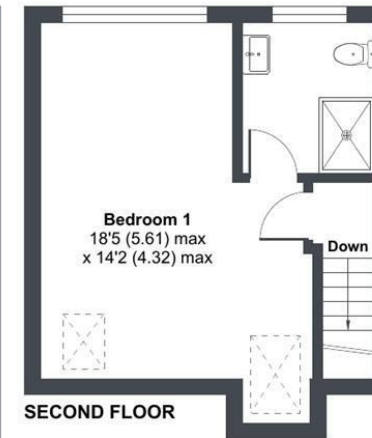
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1064217

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

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