

25, Henvier Road
Newquay

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David Ball Luxury Collection are delighted to offer for sale this 2112 Square feet family home situated with convenient access to the Chester Road shopping complex and easy access to both Lusty Glaze and Porth Beach.

Guide Price £575,000 Freehold

Key Features

- Private Driveway Providing Access out on to Carminow Way
- Contemporary Open Plan Living Space
- Feature Log Burning Stove
- Purpose Built Miniature Granite Stone Cottage
- Detached Garage
- Purpose Built Studio/Annexe
- Close to Beaches and Local Amenities
- Early Viewing is Highly Recommended



The Property

Occupying a generously sized, level plot with ample off-street parking, the property has been recently renovated internally to offer a contemporary open-plan living area. This space includes a lounge with a feature log-burning stove and a dining area that leads into a newly refitted, fully integrated kitchen complete with a useful breakfast bar.

The ground floor also comprises two bedrooms, a family bathroom, and stairs leading to the first floor.

On the first floor, there are three additional well-appointed bedrooms and an upstairs shower room. The living space is further enhanced by a purpose-built cabin/annexe, which includes a bedroom/living space, kitchenette, and en-suite facilities. This provides an ideal solution for multi-generational living or accommodating guests, friends, or family.





Externally

The rear of the property offers a unique feature: a private driveway leading to Carminow Way. The rear garden is primarily laid to lawn, complemented by a paved patio and pathways, as well as the purpose-built studio/annexe. Additionally, there is a charming miniature cottage faced in Cornish granite, which could serve as an ideal home office space.

At the front, a level driveway enclosed by privet hedging provides ample off-street parking.





The Location

Henver Road stands as one of the primary gateways to Cornwall's premier holiday destination. Positioned nearby are the bustling Chester Road shopping center, the inviting shores of Lusty Glaze and Tolcarne beaches, and the scenic Barrowfields. Additionally, Newquay town center is just a short, level stroll away. Within easy reach lie esteemed educational institutions such as Treviglas and Tretherras senior schools, along with St Columb Minor Academy.

Newquay town's vibrant social scene is enriched by a multitude of trendy bars, restaurants, and nightclubs. Notably, Newquay boasts a historic and picturesque working fishing harbor, complemented by some of Europe's most stunning coastline.

Convenient transportation options abound, with bus and rail services connecting to surrounding areas. Furthermore, Newquay Airport is conveniently located approximately seven miles from the town, facilitating easy travel access.



Henver Road, Newquay, TR7

Approximate Area = 1545 sq ft / 143.5 sq m

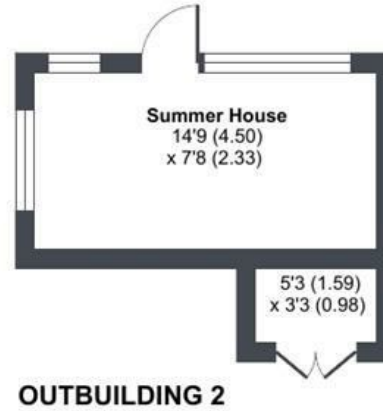
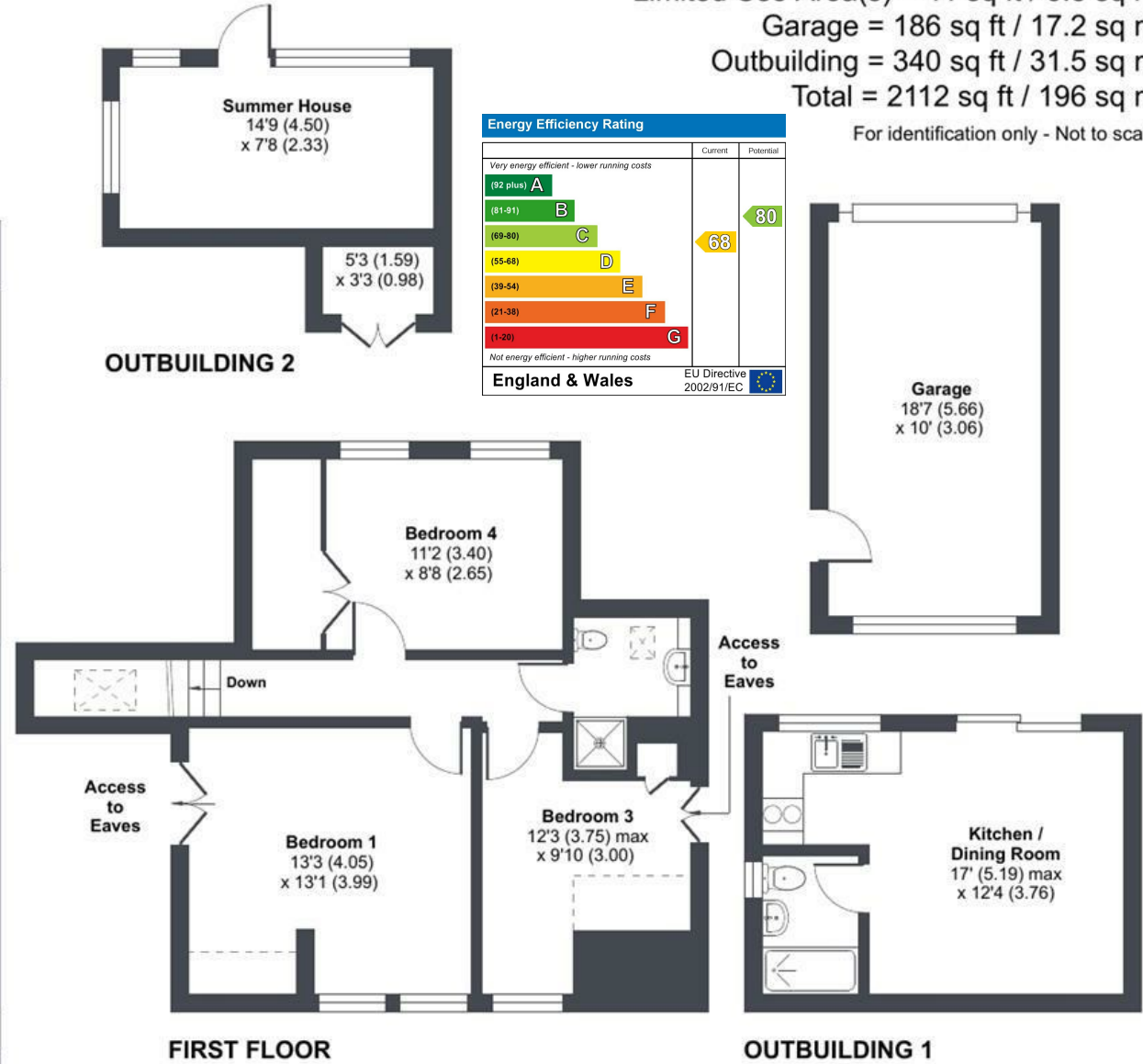
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 186 sq ft / 17.2 sq m

Outbuilding = 340 sq ft / 31.5 sq m

Total = 2112 sq ft / 196 sq m

For identification only - Not to scale



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024. Produced for David Ball Agencies. REF: 1133711





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