



1, Holywell Road, Newquay, TR7 2PB

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Agencies



A chain free substantial detached family home in need of modernisation with an integrated single garage located in the desirable Trenance Valley area of Newquay. To the ground floor is the lounge, kitchen/diner alongside the utility and garage, with the fourth bedroom/study and downstairs WC. To the first floor the three double bedrooms with en-suite with the principal boasting a dressing room. Early viewing is highly recommended.

**Guide Price £550,000 Freehold**

## Key Features

- **\*\* CHAIN FREE \*\***
- Detached Family home
- Four double bedrooms
- Separate lounge with conservatory
- Spacious kitchen/diner with utility area
- Integral single garage with electric car charging port
- Solar PV set up
- Solar water heating system
- Driveway parking for minimum four cars
- South/South Westerly courtyard style garden





# The Property

Framed by Cornish stone pillar entrance, the grand entrance hallway welcomes you in to the home, flanked by the kitchen/diner to the right and lounge to the left, with the downstairs WC and stairs rising to the first-floor landing. The generously sized lounge features a log burner with a grand stone hearth, surround, and mantelpiece. From here, you can access bedroom four/study as well as the conservatory, which leads to the garden.

The kitchen diner includes a fitted kitchen with a range of base, wall, and drawer units, tiled work surfaces incorporating a peninsula breakfast bar, a stainless steel one and a quarter sink unit and a five-burner gas hob with a stainless steel extractor over. The dining area would be able to accommodate an eight-seater table set. The room flows into the utility space, which has further kitchen units, an integrated waist-high electric double oven and dryer, and space for an under-counter washing machine and dryer. The garage is also accessed from here, which hosts the solar PV panel inverter and electric car charger unit. A rear door leads to a path along the back of the house allowing access both the garden and side access to the front of the house.

The first floor hosts three bedrooms, all with en-suites and loft access is available from the landing. The principal bedroom boasts the largest en-suite with a single panel bath, low-level WC, and wash hand basin set in a vanity style unit, tiled floor, and partially tiled walls. It also features fitted wardrobes and a dressing room that extends over the garage. Bedroom two is another well-sized double with three built-in wardrobes and a recently refurbished en-suite that includes an oversized walk-in shower unit with a glass screen, as well as a low-level WC and wash hand basin set in a vanity style unit. Bedroom three has a single built-in wardrobe and an en-suite including a corner shower unit with an electric shower and glass doors, as well as a retro peach Armitage Shanks close-coupled WC, pedestal wash hand basin, and bidet.







## Externally

To the front of the property there is parking for a minimum of four cars, as well as additional shed storage.

The landscaped front area is low maintenance and provides a delightful route into the courtyard style garden, this is two tiered and laid mainly to patio with a South/South Westerly aspect.

There is also a rear path that runs along the entire back of the property.







## The Location

Holywell Road is nestled just off Edgcumbe Avenue in the desirable Trenance Valley, one of Newquay's most picturesque areas. This prime location provides easy access to Newquay town, just 1.2 km away along a relatively flat route. Nearby attractions within 600 meters include the Heron Tennis Centre, Newquay Zoo, Newquay Leisure World, the Concrete Waves skate park, Newquay Trampoline and Play Park, Trenance Gardens, and the Boating Lake.

On the way to the town centre, you'll pass some of Newquay's finest beaches. The beautiful, wildlife-rich Gannel Estuary is less than a mile away. Newquay town, within walking distance, offers a range of shopping and schooling options, as well as a variety of trendy bars and restaurants. The town also features a historic, picturesque working fishing harbour and some of Europe's finest coastline.

Additionally, there are bus and rail services to outlying areas, and Newquay International Airport, approximately seven miles away, offers flights to numerous destinations.





# Holywell Road, TR7

Approximate Area = 1845 sq ft / 171.4 sq m

Garage = 208 sq ft / 19.3 sq m

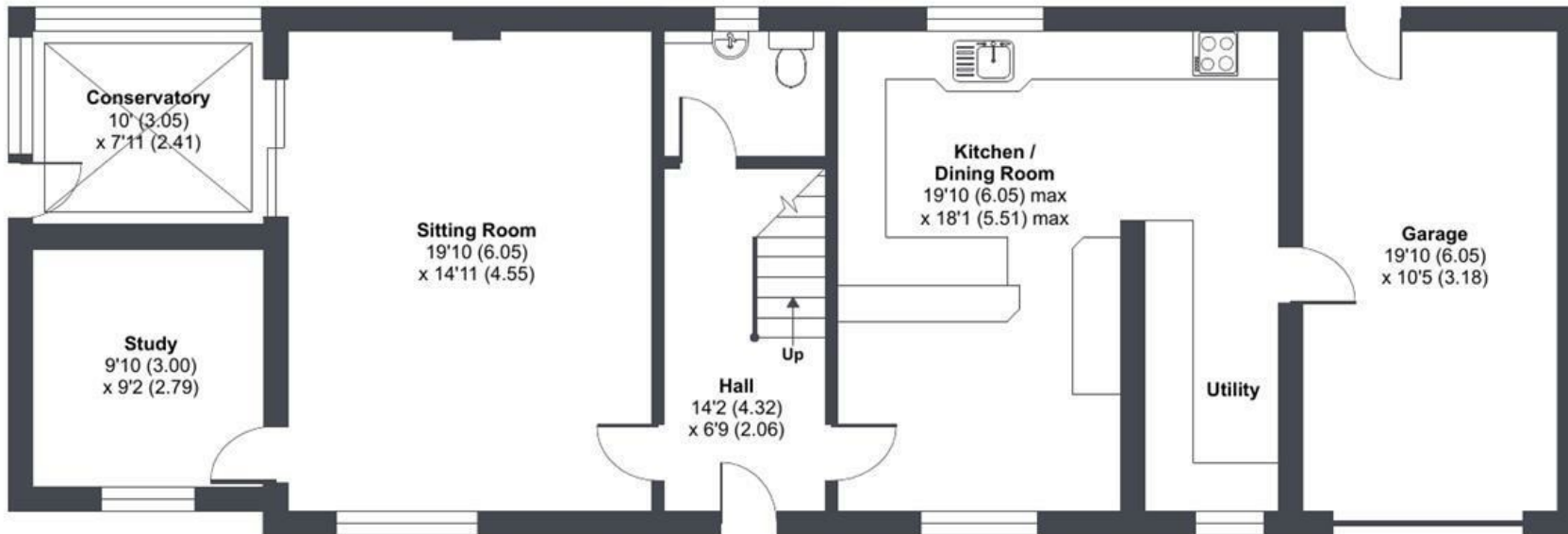
Total = 2053 sq ft / 190.7 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR











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