



Gusti Veor House, Newquay, TR8 4JU

Gusti Veor House is the original granite farmhouse, dating back to the 1800s. It totals 4034 sq ft and is available for sale for the first time in over 40 years. Whilst it is embraced by Nansledan, the prestigious Duchy of Cornwall estate, its location and curtilage of almost 0.40 acres affords seclusion and space not found elsewhere in the locale. The property presents a truly exceptional and rare opportunity to renovate and modernise a stunning character home, whilst enjoying the benefits this popular modern estate offers.

Viewing strictly by appointment only

Guide Price £525,000 Freehold

Key Features

- Granite period farmhouse
- Detached triple garage
- "once-in-a lifetime" project opportunity
- Original period features throughout
- Impressive total 4773 sq ft (inc. garage and store)
- Ample driveway parking
- Just under 0.4 acre substantial plot
- Well proportioned South West facing gardens
- Planning permission with material start for additional accommodation
- All mains services connected



The Property

Upon entering the home through the porch, with traditional flagstone flooring, you are welcomed into the fitted kitchen. This room boasts an impressive original inglenook, with the potential to reinstate the chimney. The original clome oven adds to this room's historical charm. Through glazed double doors, you come to the dining room with a multi-fuel burner and a bay window, with fitted pew, which overlooks the garden. From here, the attached cottage can also be accessed. The hallway further allows access to the lounge, WC/utility, rear porch, and the grand staircase, which features an impressive Georgian style window that provides abundant natural light to both the first and second-floor landings. The substantial lounge showcases exposed stone walls and an original fireplace with a Dovre multi-fuel and wood burning stove. Like the dining room, it features a bay window that overlooks the garden while an additional window offers dual aspect to catch the morning and evening light.

On the first floor there are four double bedrooms, three of them of generous size, and each with a bay window, plus a family bathroom. The principal bedroom features an en-suite, with separate access to the cottage. There are charming window seats in both the ensuite bathroom and front bedroom

The staircase continues up to the second floor with double doors into the spacious, fully boarded loft, with skylights, running the full length of the main house. This space holds immense potential for use as a new principal suite, two additional bedrooms, or a large home office.

The original granite extension to the farmhouse could easily be re-established as part of the main house or be completed as a separate dwelling, ideal for additional income, or as accommodation for relatives. Planning permission was granted (RBC Ref:90/01/01556) for "Renovation of and erection of extension to cottage" and a material start made for the single storey addition.



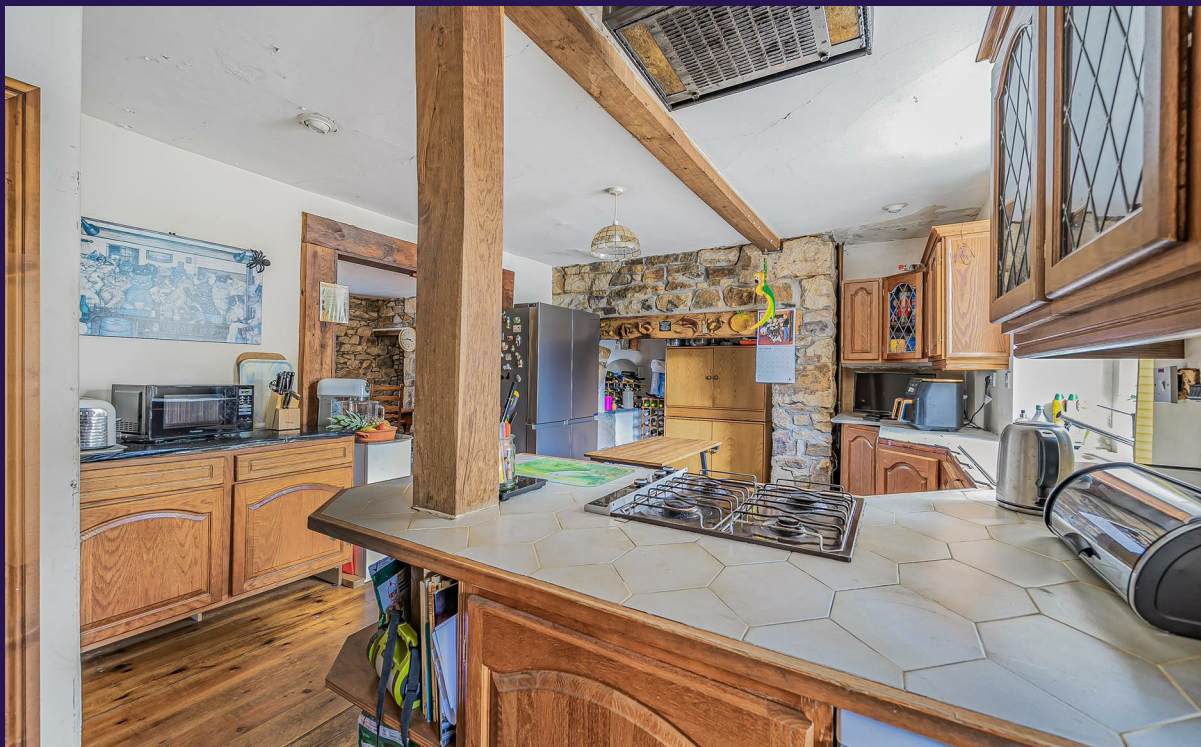


Externally

Set within a substantial plot the property has an abundance of external space. There is the opportunity to create a sun-drenched garden to the front of the house or parking for several cars, as well as the triple garage that was constructed with cavity block walls allowing for a potential conversion (subject to planning and building regulations).

Off to the right-hand side there is walk-in log store within the original granite out-buildings, and the currently established shrub area could provide further parking or storage options. There is a wide side-access to the rear of the property that leads to a private garden and secluded patio directly adjacent to the house, both with a south-west aspect.





The Location

An exceptional and rare location of a former farmhouse in the heart of Gusti Veor, where traditional charm meets modern living on the Duchy of Cornwall's Nansledan estate. Nansledan, located on the outskirts of Newquay, is a thoughtfully planned development that blends residential and commercial spaces. The area is home to Nansledan School, renowned for offering some of the best primary education facilities in the county.

Nearby, Trewollack Meadow, affectionately known as "The Sang" by locals, provides a picturesque rural walking trail encircling the community. Designed with family living in mind, Nansledan offers extensive cycle paths, community parks, and playgrounds. Just two miles from the property, the town of Newquay features stunning beaches, a variety of restaurants, bars, and shopping options. The historic fishing harbour and scenic headland are also nearby, adding to the area's charm. For travellers, Newquay International Airport is conveniently located just six miles away, offering flights to a range of destinations right from your doorstep.

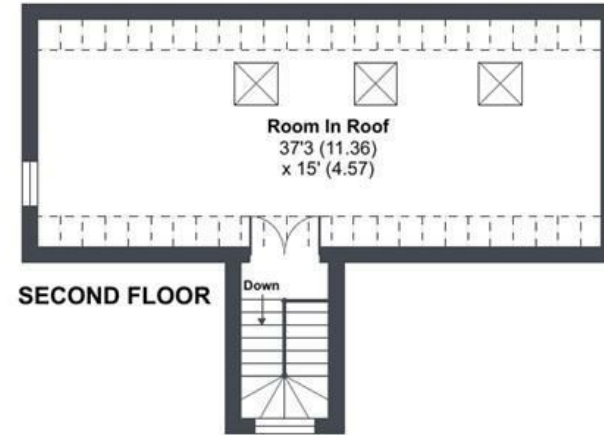
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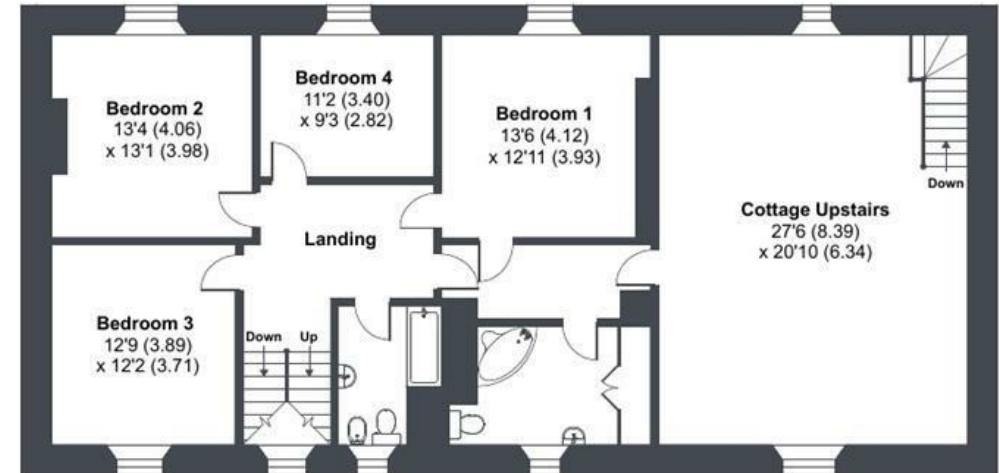
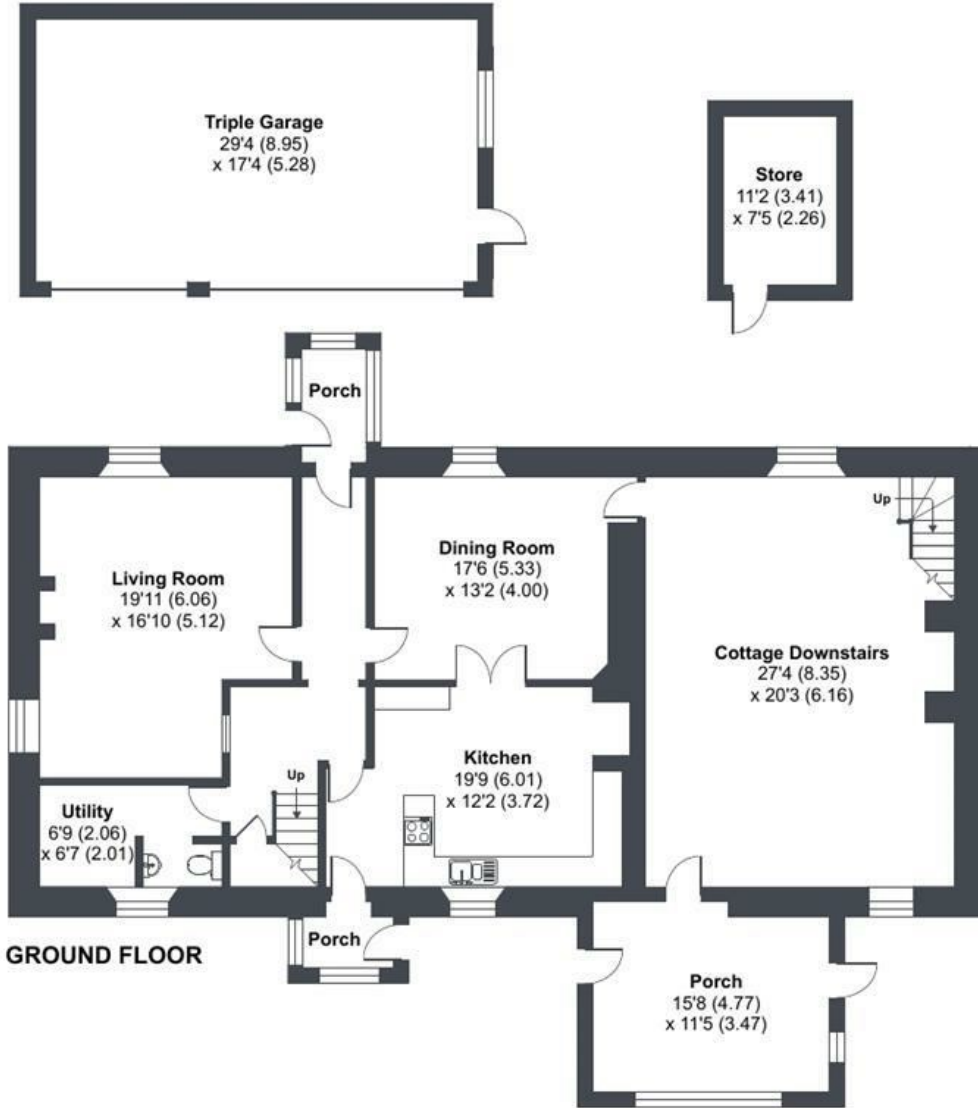
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Approximate Area = 4034 sq ft / 374.7 sq m
 Limited Use Area(s) = 148 sq ft / 13.7 sq m
 Garage = 508 sq ft / 47.2 sq m
 Store = 83 sq ft / 7.7 sq m
 Total = 4773 sq ft / 443.4 sq m

For identification only - Not to scale



Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | 48 |
| (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). © nīchem 2024. Produced by David Ball Agencies. REF: 1182946





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