



8, Kelsey Drive, Newquay, TR8 5FR

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Agencies

Situated in a cul de sac position, within the recently constructed Halwyn Meadows development in the sought after picturesque village of Crantock, is the immaculately presented three double bedroom family home completed by low a maintenance landscaped garden which features a hot tub. This property is currently operating a very successful holiday let but would lend itself perfectly to a permanent family home. Early viewing is highly recommended.

Guide Price £475,000 Freehold

Key Features

- Sought After Village Location
- Landscaped Rear Garden With Hot Tub
- Operating As A Successful Holiday Let
- Allocated Off Street park
- Cul De Sac Postion
- Ample Off Street Parking & Garage Plus EV Charging Point
- Remainder Of Ten Year NHBC Remaining
- Early Viewiing highly Recommended

Location

Crantock village is nestled away in a sheltered position surrounded by the dramatic north Cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. The charming and un-spoilt village of Crantock has a well supported local community and a variety of independent shops, cafes, traditional pubs and a village hall. Crantock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers.

Entrance Hall

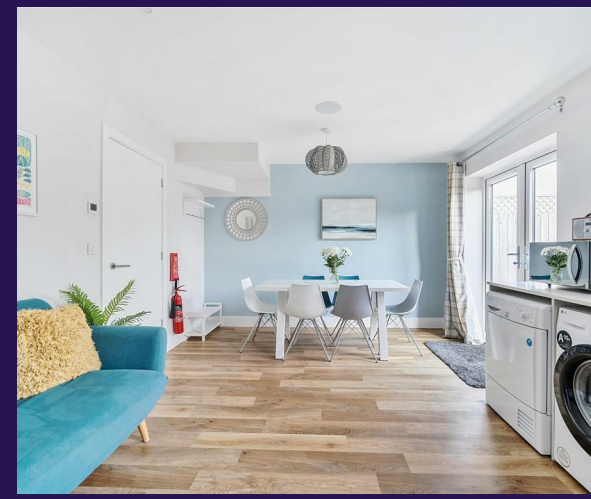
Double glazed door to the front elevation. Stairs rising to the first floor with understairs cupboard. Door to

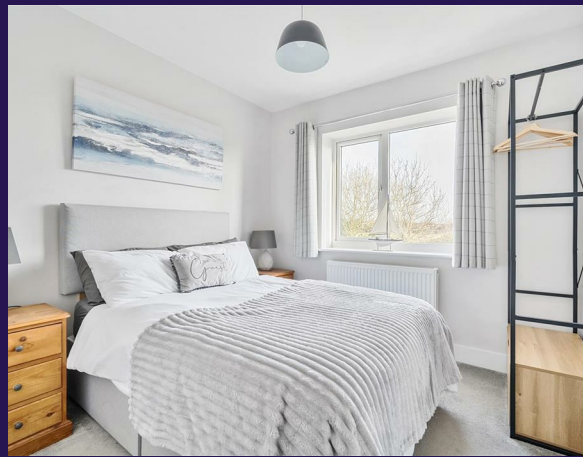
Cloakroom

Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap.

Lounge

Dual aspect double glazed windows.





Kitchen Dining Room

Double glazed patio doors provide access out to the rear enclosed garden. Double glazed window. A fitted kitchen with a range of base, wall and draw units with square edge work surfaces all over. Integrated fridge freezer and washing machine. Space for a free-standing washing machine and tumble dryer.

Landing

Access to bedroom and the family bathroom. Access to loft. Storage cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the front elevation. A radiator. Door to

En Suite

Double glazed window to the side elevation. Walk in shower cubical with a mains over head shower and screen. Close coupled WC with Dual Flush. Wall mounted wash hand basin. Heated towel rail. Extractor fan.

Bedroom Two

Double glazed window to the rear elevation. A radiator.

Bedroom Three

Double glazed window to the rear elevation, A radiator.

Family Bathrom

Double glazed window to the front elevation. Panel bath with mixer tap and mains fed shower with screen Close coupled WC with dual flush. Wall mounted wash hand basin. Part tiled walls. Heated towel rail. Extractor fan

Externally

To the front is a driveway providing off street parking and access to the garage. The front garden is laid to mainly hard landscaping with coastal palm providing low maintenance. The rear garden has a generous paved patio which leads to an area of artificial lawn along with a hot tub situated under a covered pergola.

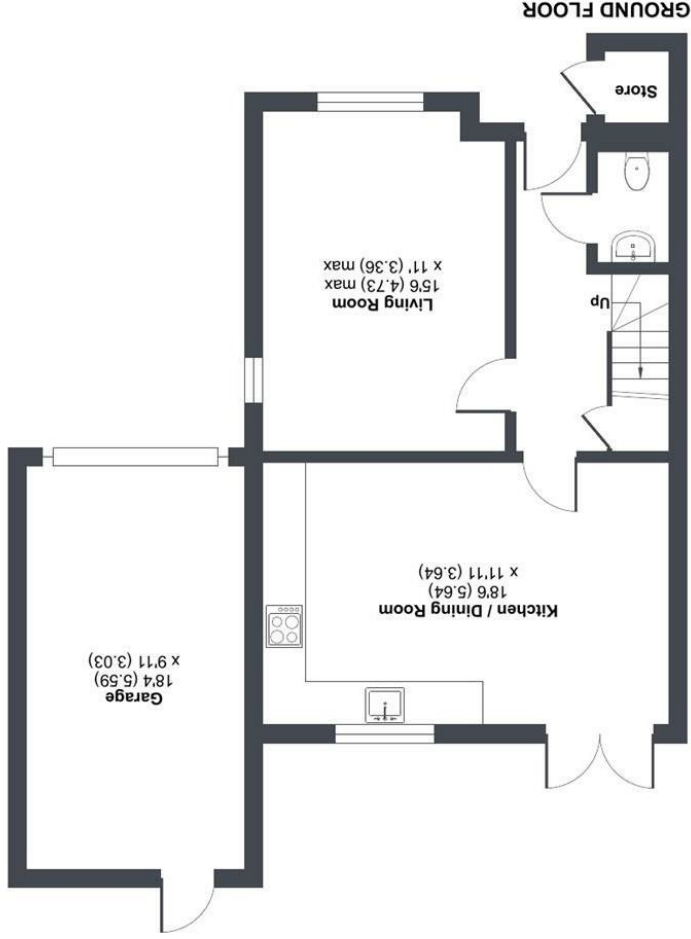
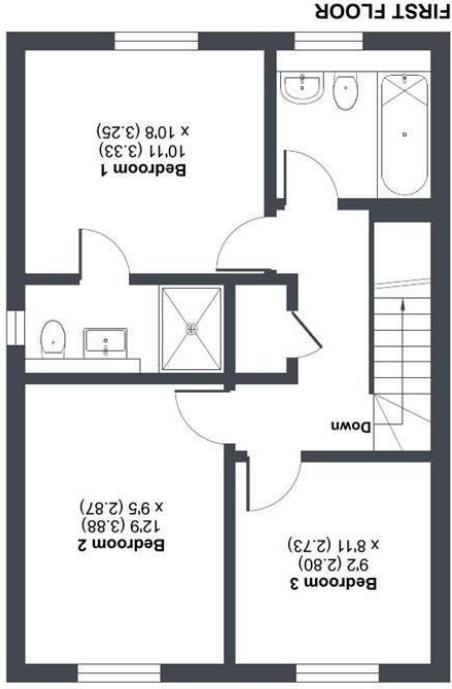


Energy Efficiency Rating		
Current	Potential	
94	80	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Kelsey Drive, Crantock, Newquay, TR8

Approximate Area = 906 sq ft / 84.1 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuilding = 10 sq ft / 0.9 sq m
Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.

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