



1, Bownder Kosti Woles, Newquay, TR8 4RG

david ball
Agencies

CHAIN FREE Built by the award-winning developer C G Fry, this beautifully presented four-bedroom home is situated in the highly sought-after area of Nansledan. This new urbanisation offers a variety of shops, cafés, and a newly established primary school and nursey. The property features a spacious kitchen/diner, a comfortable lounge, a utility room, and a downstairs WC. Upstairs, there are four generously sized double bedrooms, including a master with an en-suite, as well as a family bathroom. Outside, the south-west-facing garden is primarily laid to lawn, providing an inviting outdoor space. The home also benefits from two parking spaces, a double garage, and a carriage house above, offering versatility for various home-based needs. Early viewing is highly recommended.

Guide Price £550,000 Freehold

Key Features

- Sought After Location
- Desirable Carriage House With Cat 5 Cabling Offering Diverse Range Of Uses
- Double Garage & Two Allocated Off Street Parking Spaces
- Four Double Bedrooms
- Kitchen Dining Room With Sperate Utility Room
- South West Facing Rear Enclosed Garden
- Remainder Of NHBC Warranty
- Early Viewing Highly Recommended

Location

Nansledan is an extension to the coastal town of Newquay on the north coast of Cornwall built on Duchy Land and has been architecturally designed with direct involvement from King Charles, the former Duke of Cornwall. Within Nansledan there are shops, bakeries and bars. Nansledan has its own primary school and nursery along with three parks and children's play areas plus the newly opened skate park and more children's parks planned in future phases. Market Street within the development, currently under construction will include a supermarket, food/market hall and other shops. This will be within 5 minutes walk from the house. The town of Newquay is approximately two miles and offers a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an 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 six miles distance from the property.

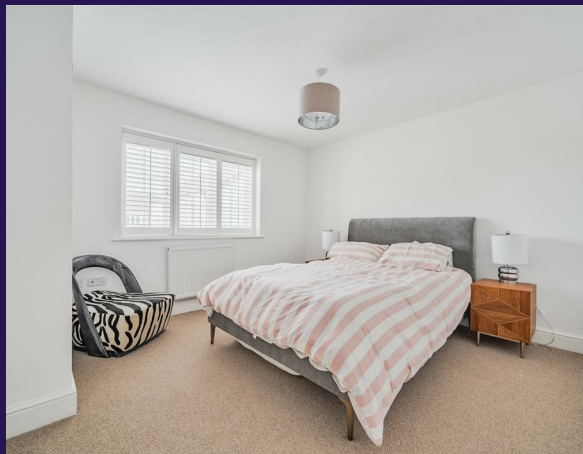
Entrance Hall

Double glazed door to the front elevation. Stairs rising to the first floor with under stairs storage cupboard. Radiator.

Cloarkroom

Close coupled WC with dual flush. Pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan.





Lounge

Wooden double glazed patio doors to the rear enclosed garden. Wooden double glazed window to the front elevation with fitted window shutters. Radiators. Gas fire set within a matching surround.

Kitchen Dining Room

Dual aspect double glazed windows, the front window is fitted with window shutters. Radiator. A fitted kitchen with a range of base, wall and draw units with roll top work surfaces. Inset one and quarter stainless steel sink unit with mixer tap. Inset double electric ovens with five rings gas hobs over. Integrated fridge freezer and dishwasher. Door to

Utility Room

Double glazed door to the rear elevation. Base and wall units roll top work surface over with a inset stainless sink with mix tap, Space for washing machine and tumble dryer.

Landing

Storage cupboard housing a hot water tank.

Bedroom One

Double glazed window to the front elevation with fitted window shutters. Radiator. Door to

En Suite

Double glazed window to the front elevation with fitted window shutters. Walk-in Shower cubical with mains over head shower and screen. Close coupled WC with dual flush. Wall mounted wash hand basin. Part tiled walls. Heated towel rail. Shaver Point. Extractor Fan.

Bedroom Two

Dual aspect windows with fitted window shutters. Radiator.

Bedroom Three

Double glazed window to the front elevation with fitted window shutters.

Bedroom Four

Double glazed window to the rear elevation with fitted window shutters. Radiator.

Family Bathroom

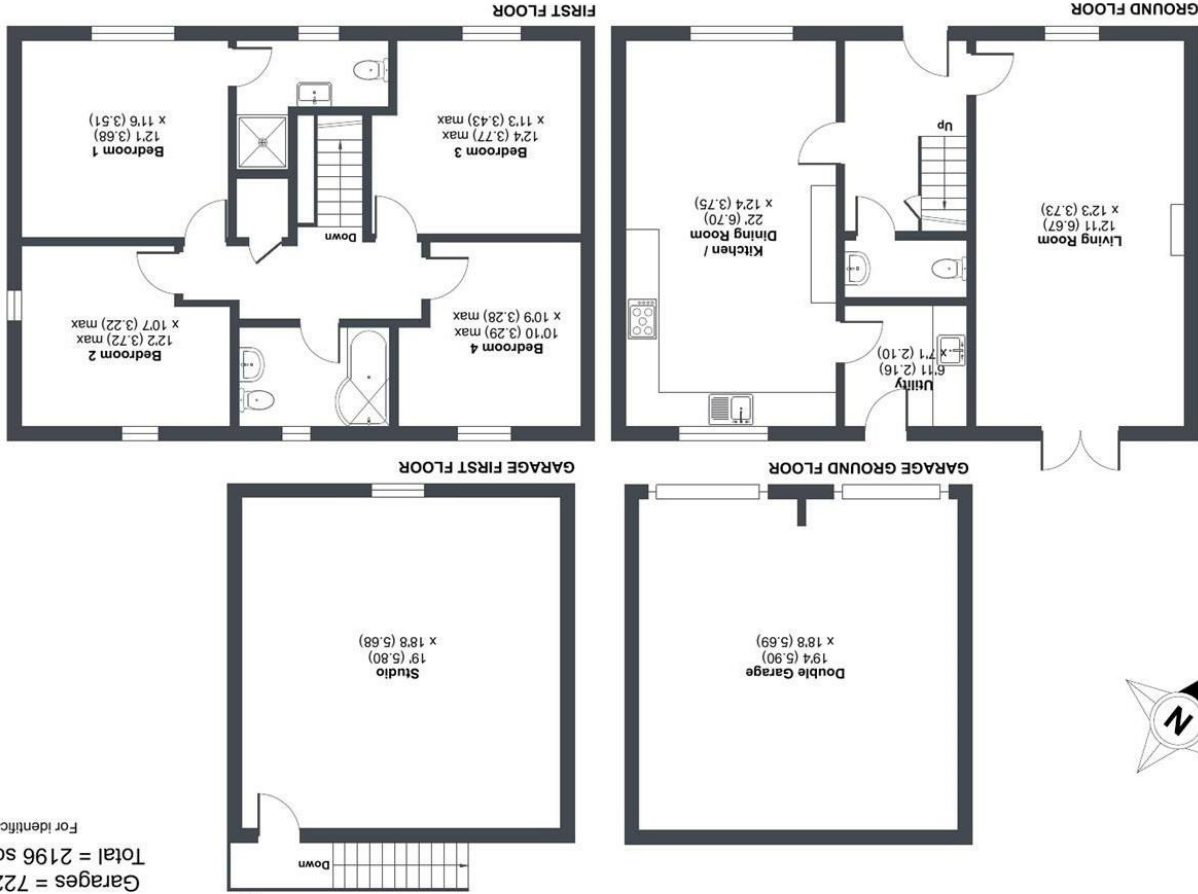
Double glazed window to the rear elevation with fitted window shutters. P shaped shower bath with mains over head shower and screen. Close coupled WC with dual flush. Wall mounted wash hand basin. Part tiled walls. Extractor fan. Shaver point. Heated towel rail,

Externally

To the rear is an enclosed garden laid mainly to lawn with a paved patio and pathways leading to a timber framed gate which provides access to the two allocated parking spaces and garage. A metal external staircase provides access to the carriage house.

Bowder Kost! Woies, Nansledan, Newquay, TR8

Approximate Area = 1474 sq ft / 136.9 sq m
Garages = 722 sq ft / 67 sq m
Total = 2196 sq ft / 203.9 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. Produced for David Ball Agencies. REF: 1251664



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Energy Efficiency Rating	
Current	Potential
85	92
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	
F	
E	
D	
C	
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A	
Very energy efficient - lower running costs	

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