



Garfield House, St. Austell Street, Newquay, TR8 5DR

Garfield House is a spacious four-bedroom detached property set within a generous plot of well established gardens in the sought-after village of Summercourt. Offering a perfect mix of privacy and potential to extend, this home provides ample living space and outdoor areas including a detached garage and workshop ideal for families or those seeking a semi rural retreat. With its prime location and expansive grounds, Garfield House is a standout opportunity for anyone looking looking to be close to the main A30 and everything Cornwall has to offer. Early viewing is highly recommended.

Offers In Excess Of £425,000 Freehold

Key Features

- Village Location Close To The Main A30
- Ample Off Street Parking
- Well Established Landscaped Gardens With Vegetable Patches
- Potential To Extended Subject To All Relevant Planning Permissions
- Generous Size Plot
- Detached Garage With Workshop & Separate Garden Store
- Three Reception Rooms
- Early Viewing Is Highly Recommended

Entrance Porch

Double glazed door to the side elevation. Dual aspect double glazed windows. Obscure single glazed door to entrance hall.

Entrance Hall

Double glazed window to the side elevation. Radiator. Single glazed doors to dining and kitchen.

Dining Room

Dual aspect double glazed windows. Radiator. Storage cupboard. Door to internal hallway.

Lounge

Double glazed patio doors to the side elevation leading to the rear enclosed garden. Double glazed window to the front elevation. Radiator. A gas fire set within a surround. Single glazed door to sunroom.

Sunroom

Double glazed door to the side elevation. Dual aspect double glazed windows.

Kitchen Breakfast Room

Dual aspect double glazed windows. Single glazed door rear entrance porch. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Stainless steel sink with double drainer. Integrated double Neff oven with a five ring gas hob and integrated dishwasher. Space for a free standing fridge freezer and washing machine.





Rear Entrance Porch

Double glazed door to the side elevation. Radiator. door to

Cloakroom

Obscure double glazed window to the rear. Close coupled WC with dual flush. Wash hand basin with set within a vanity unit. Part tiled walls. Heated towel rail,

Landing

Split level staircase. Double glazed window to the side elevation. Storage cupboard containing the hot water tank.

Bedroom One

Dual aspect double glazed windows. Radiator. Fitted wardrobe and cupboards.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bedroom Four

Double glazed window to the front elevation. Radiator.

Bathroom

Obscure double glazed window to the side elevation. Panel bath with mixer tap and shower head. Pedestal wash hand basin.

Cloakroom

Obscure double glazed window to the side elevation. Low level WC with wall mounted cistern. Radiator.

Detached Garage

Electric roller door to the front elevation. Single glazed windows and a timber frame door to the side elevation. Vaulted ceiling. Power Connected. Door to workshop

Workshop

Wooden door to garage. Single glazed window to the rear elevation. power connected.

Garden Store

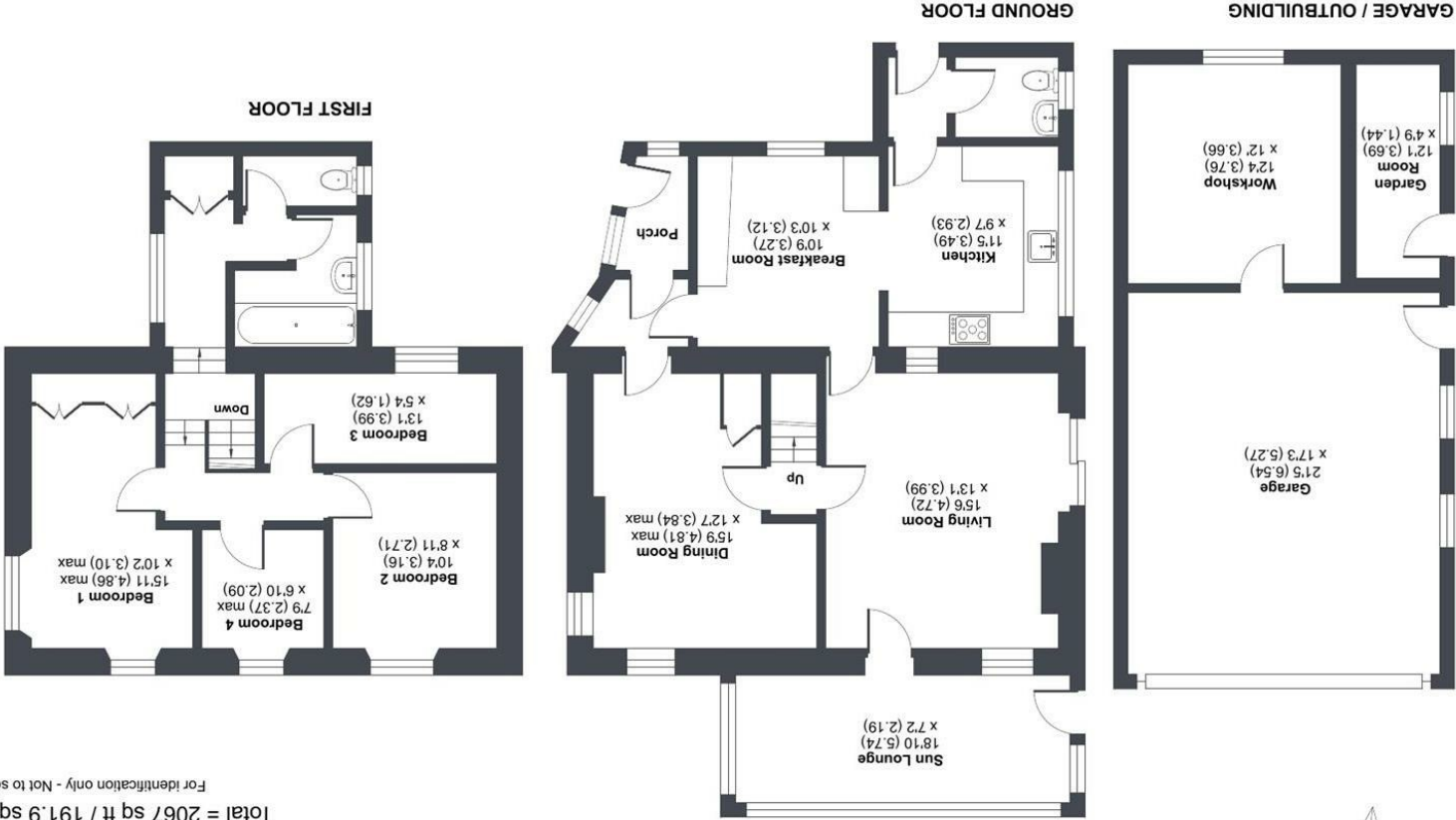
Wooden door and single glazed window to the side elevation. Power connected.

Externally

The property sits in a generous sized plot with a mature stocked garden, laid mainly to lawn with various vegetable patches complimented by a fresh water pond. Laid mainly to lawn the garden has an array of well established flowering plants, shrubs and fruit trees along with two green houses and a summer house.

St. Austell Street, Summercourt, Newquay, TR8

Approximate Area = 1479 sq ft / 137.4 sq m
Garage = 531 sq ft / 49.3 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 2067 sq ft / 191.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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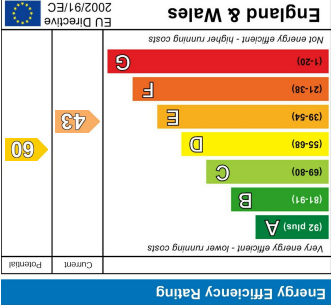
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