



9, Penhale View, Cubert, TR8 5FW

david ball
Agencies

This beautifully presented FOUR BEDROOM family home is arranged over two floors and enjoys an elevated position within the desirable village of Cubert. With its south-westerly orientation, the property benefits from spectacular coastal views that extend from St Agnes Beacon, past Godrevy Lighthouse, and across to Carbis Bay with Pendeen Lighthouse in the distance. To the ground floor a kitchen/dining room, separate lounge, WC, utility, and attached garage, along with the family bathroom and bedrooms on the first floor complete the accommodation. Five years remaining of it's LABC new build guarantee.

Guide Price £675,000 Freehold

Key Features

- Detached FOUR bedroom house
- Kitchen/dining with quartz work surfaces
- Principal bedroom en-suite
- Efficient air source heat pump central heating
- Driveway parking and garage
- Breathtaking panoramic sea and coastline views
- Separate lounge with ESSE log burner
- South-westerly facing garden
- 3.2KWh solar panel array (owned outright)
- Intimate development of just 11 homes built in 2020





The Property

The home opens into a bright hallway with clever hidden storage beneath the stairs. The flooring throughout the ground floor is laid in Karndean LVT.

At the heart of the home lies the kitchen/dining room - a superb entertaining space finished with quartz stone worktops in matt obsidian grey. A peninsula breakfast bar provides casual seating, while integrated appliances include a dishwasher, fridge freezer, as well as a Neff oven and hob. Sliding doors extend the space out onto a raised sun deck and the rear garden, ideal for al fresco dining. There is also access to a practical utility room, fitted with undercounter space for a washing machine and tumble dryer, which offers an additional door into the rear garden.

The separate lounge offers a cosy yet spacious room, with a striking feature fireplace housing an ESSE log burner, complemented by a slate hearth and stone surround. Sliding doors provide direct access to the rear garden and allow natural light to flood the space. A downstairs WC completes the ground floor accommodation.

A naturally lit landing, enhanced by a Velux window, gives access to four well-proportioned bedrooms and the family bathroom, as well as the loft.

The principal bedroom benefits from a stylish en-suite with a double shower, while three further double bedrooms provide ample family or guest accommodation. Both rear-facing bedrooms command spectacular coastal and countryside views, which only improve from the vantage point being above the rear garden. The front facing also boast sea views back up the coast.

The property benefits from a 3.6kw solar panel system that is owned out right, it generates money to the owners via the smart export guarantee, whilst lowering the overall energy costs for the home.

Externally

The rear garden has been thoughtfully landscaped to maximise both enjoyment and outlook. It features a sun deck, porcelain patio, vegetable patch, and a children's play area laid with artificial grass. The main garden is laid to lawn, with uninterrupted south-westerly views over the North Cornish coast an undeniably impressive spot for summer bbq's and family events or even relaxing in the sun.

To the front, the split driveways provide parking for at least three cars, with one leading to the garage and the other with an electric car charging point. The garage itself has been part-converted to create a home office at the rear, while the front remains as storage. If required, this could easily be reinstated as a full garage.

Location

Penhale View is set within a select development in the desirable village of Cubert. The village itself offers a strong sense of community with a local shop, bakery, and the well-regarded Cubert Primary School that are all within walking distance. Surrounded by rolling countryside and within easy reach of Holywell Bay, the area is perfect for coastal and countryside walks. Newquay town centre is also close by, providing a wider choice of shops, restaurants, and leisure facilities, along with excellent transport links and access to some of Cornwall's best beaches.



Approximate Gross Internal Area 1278 sq ft - 118 sq m
(Excluding Garage)
Ground Floor Area 639 sq ft – 59 sq m
First Floor Area 639 sq ft – 59 sq m
Garage Area 184 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mistatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	
92	93	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		