



10, Halwyn Road, Newquay, TR8 5RT

david ball
Agencies

An exciting opportunity to purchase this immaculate three bedroom family home in the heart of the sought after village of Crantock. The property benefits from recently gaining planning permission PA24/09389 for a single storey extension. The property currently offers three bedrooms, recently refitted family bathroom and kitchen/diner, separate lounge with a feature log burning stove, and a downstairs WC. To the rear is a south facing private enclosed rear garden with outbuildings.

Asking Price £375,000 Freehold

Key Features

- Sought After Village Location
- Recently Refitted Kitchen
- Front & Rear Gardens
- Residents Parking
- Recently Refitted Bathroom Suite
- Planning Permission Granted PA24/09389
- 850m To Crantock Beach
- New Karndean Flooring Downstairs
- Early Viewing Highly Recommended

Location

Located in this sought after village of Crantock. The current owner has kept many of the original features which has added to its character. Crantock itself boasts a parish church which we believe dates back to the 5th century and is dedicated to St Carantoc, it also is home to the original village stocks which date from the 17th century. The village has two public houses along with a village shop and post office. The beach of Crantock and the tidal River Gannel are both within half a mile of the cottage and Newquay is within four miles. Early viewing of this property is highly recommended.

Entrance Porch

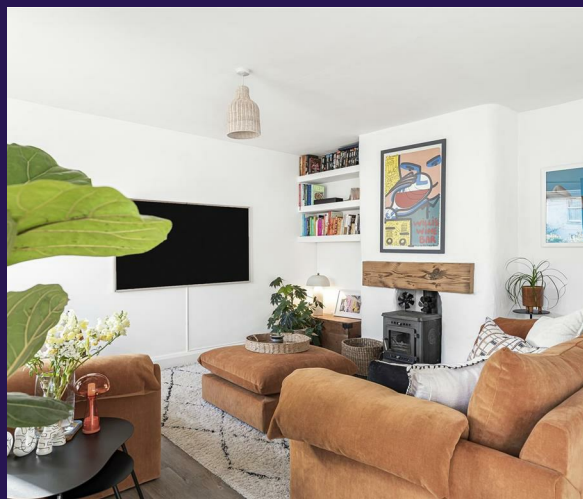
7'11" x 3'4" (2.42 x 1.03)

Obscure double glazed door and window tot the front elevation. Opening Into lounge.

Lounge

13'6" x 17'7" (4.14 x 5.37)

Double glazed patio doors to front elevation. A feature log burning stove with a slate hearth with wooden mantle over. Stairs rising to the first floor with under stairs cupboard. Radiator.





Kitchen/Diner

17'7" x 10'4" (5.37 x 3.16)

Double glazed patio doors leading to the rear enclosed garden. Double glazed window to the rear elevation. A recently refitted modern kitchen with a range of base, wall and drawer units with quartz work surfaces over. Integrated electric oven with four ring electric hob over. Integrated dishwasher. Space for a free standing american style fridge freezer. Radiator.

Rear Porch

35'9" x 3'10" (10.9 x 1.17)

Obscure double glazed door to the side elevation. Door to

Utility Room/WC

6'11" x 4'1" (2.11 x 1.26)

Obscure double glazed window to the side elevation. Base unit with inset sink unit with mixer tap. Close coupled WC with dual flush. Base units with integrated washer/dryer.

Landing

Access to loft. Storage cupboard housing the wet electric heating system.

Bedroom One

11'9" x 11'1" (3.60 x 3.38)

Double glazed window to the rear elevation. Radiator.

Bedroom Two

9'8" x 10'4" (2.97 x 3.16)

Double glazed window to the rear elevation. Radiator. Fitted wardrobe.

Bedroom Three

8'6" x 8'3" (2.61 x 2.53)

Double glazed window to the front elevation. Radiator. Storage cupboard.

Family Bathroom

6'9" x 5'10" (2.08 x 1.78)

Obscure double glazed window to the rear elevation. Shower bath with centred mixer tap mains overhead shower and screen. Wash hand basin set within a vanity unit with mixer tap. Close coupled WC with dual flush. Fully tiled walls. Heated towel rail. Extractor fan.

Externally

To the front of the property is low maintenance laid mainly timber decking enclosed by fencing. To the rear there are various outbuildings a purpose built timber frame shed. The garden itself is laid mainly to hard standing with rear access gate.

Approximate Gross Internal Area 995 sq ft - 93 sq m
(Excluding Outbuilding)
Ground Floor Area 570 sq ft - 53 sq m
First Floor Area 425 sq ft - 40 sq m
Outbuilding Area 61 sq ft - 6 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Potential	
49	71	