

6 Trethiggey Crescent, Quintrell Downs, TR8 4LF



WITH ANNEXE | VILLAGE LOCATION | Immaculately presented 3/4 bedroom detached property with adjoining one bedroom annexe. Located on a quiet residential road in Quintrell Downs, with detached garage, driveway parking for several vehicles and delightful private mature gardens. An ideal property for multi-generational living

- 3 first floor bedrooms & 3 reception rooms including cinema room/4th bedroom
- Beautiful private mature rear gardens
- Detached single car garage
- Immaculately presented throughout
- Modern well-equipped kitchen/diner
- Rear aspect lounge with woodburner
- Level plot with driveway parking for several vehicles
- Air source heat pump with underfloor heating
- Quiet village location on outskirts of Newquay
- ONE BEDROOM ANNEXE WITH PRIVATE GARDEN - currently trading as a successful holiday let

Price £650,000 Freehold

Occupying a generously sized level plot, and with over 2500sq feet of living accommodation, this property is presented in immaculate condition, both internally and externally. Located in the popular village of Quintrell Downs, Newquay town and beaches are just a short drive away.

The property is approached via the level driveway parking with ample space for several vehicles, and a single car timber garage.

Internally, the spacious ground floor living accommodation, comprises of an entrance hallway providing access to all ground floor rooms. The rear aspect lounge with feature woodburner has doors that lead out to the rear garden. The modern and well equipped kitchen/diner with central island makes a great space for family or entertaining guests. There is the added benefit of a large utility room. To the front of the property you will find the spacious dining room, and additional reception room, currently configured as a cinema room, which could easily be used as a fourth bedroom.

On the first floor is the master bedroom over looking the rear garden, with en-suite and large walk-in wardrobe. There are two additional rear aspect bedrooms as well as a small office room. The family bathroom comprises of a full length bath and separate shower cubicle.

A real feature of this property is the delightful established sunny rear garden, adorned by mature trees and shrubs. A perfect quiet spot to enjoy the afternoon sunshine, the garden incorporates a covered seating area and a garden cabin.

This property also has the additional benefit of a well appointed one bedroom annexe, although currently trading as a successful holiday let, it's also perfect for families looking for multi-generation living, or for accommodating family and guests. The annexe has its own entrance door, leading to the modern kitchen/diner further onto the lounge to the rear, and ground floor WC. On the first floor there is a double bedroom with en-suite bathroom. Externally, the annexe enjoys its own small private rear garden

MAIN HOUSE

HALLWAY

15'2 x 6'7 (4.62m x 2.01m)

LOUNGE

17'5 x 16'2 (5.31m x 4.93m)

KITCHEN/DINER

23'3 x 14'2 (7.09m x 4.32m)

UTILITY ROOM

10'5 x 4'9 (3.18m x 1.45m)

DINING ROOM

13'9 x 12'7 (4.19m x 3.84m)

CINEMA ROOM/BEDROOM 4

15'2 x 14'9 (4.62m x 4.50m)

GROUND FLOOR WC

5'11 x 3'2 (1.80m x 0.97m)

FIRST FLOOR LANDING

17'8 x 2'6 (5.38m x 0.76m)

BEDROOM 1

15'11 x 14'6 (4.85m x 4.42m)

Measurement does not include walk-in wardrobe.

EN-SUITE

7'10 x 5'2 (2.39m x 1.57m)

BEDROOM 2

10'11 x 10'11 (3.33m x 3.33m)

BEDROOM 3

11'11 x 7'7 (3.63m x 2.31m)

OFFICE

8' 9 x 8'5 (2.44m 2.74m x 2.57m)

BATHROOM

12' x 6' (3.66m x 1.83m)

ANNEXE

KITCHEN/DINER

11'2 x 19' (3.40m x 5.79m)

LOUNGE

11' x 9'9 (3.35m x 2.97m)

WC

4'7 x 3'2 (1.40m x 0.97m)

FIRST FLOOR LANDING

BEDROOM

11' x 13'9 (3.35m x 4.19m)

BATHROOM

7'8 x 6' (2.34m x 1.83m)



TENURE

Freehold

DETACHED GARAGE

22'4 x 10'5 (6.81m x 3.18m)

COUNCIL TAX

Main House - Band D

Annexe - Business Rates - £985 - qualifies for small business tax relief

SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating.

BROADBAND AND MOBILE COVERAGE AVAILABILITY

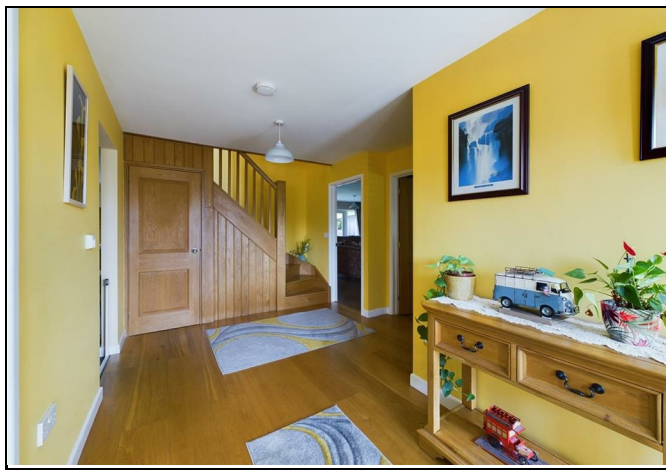
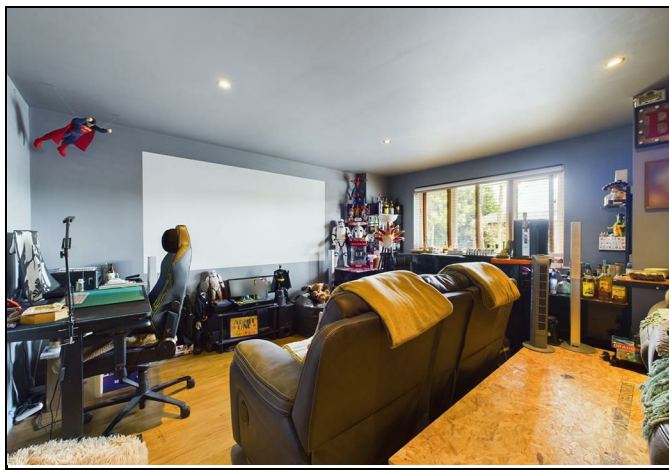
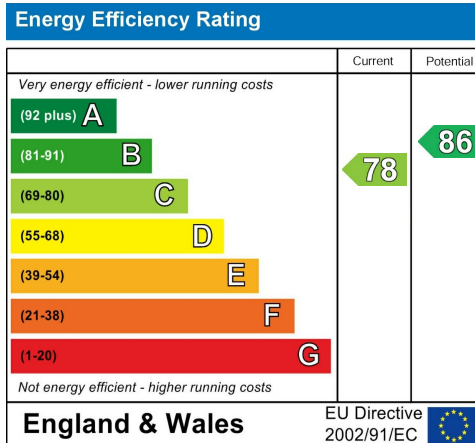
Fastest available download speed: up to 80Mbps

Mobile coverage: Limited/none

(Source: OFCOM)

VIEWINGS

Please note, the annexe is currently being used as a successful holiday let, therefore viewings will be available upon changeover. Please contact us to enquire.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

235.48 m²
2534.69 ft²

Reduced headroom

1.16 m²
12.49 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk