

125a Mount Wise, Newquay, TR7 1QR



STUNNING SECLUDED DETACHED "HIDEAWAY" HOUSE IN CENTRAL NEWQUAY WITH REVERSE ACCOMMODATION INCLUDING 4 BEDROOMS, 3 BATHROOMS AND A SIGNATURE OPEN PLAN FIRST FLOOR LIVING SPACE WITH A SOUTH FACING TERRACE AND VIEWS

- 4 Double bedrooms, 2 En-suite
- Open plan first floor living with full width sun terrace
- Cedar clad with high performance Velfac windows and doors
- Underfloor heating with engineered Oak and treated ply flooring
- Fabulous vaulted entrance hall
- Charming landscaped hidden pedestrian entrance
- Central location close to amenities but incredibly private
- Totally private South facing terraces and town gardens
- Entrance driveway with ample parking and garage
- Architect designed and owned, only 6 Years old

Price £595,000 Freehold

This unique conveniently located town house offers the opportunity to buy a bespoke modern "one-off" designed house in an utterly charming and private plot to the rear of Mount Wise. A private wide access drive off Mount Wise affords ample parking with a turning space and a single garage. Leaving the vehicles behind along with the hustle and bustle of Newquay, head on foot through the leafy landscaped garden path entrance, past colourful beach hut sheds and an outside surf shower to the front door. Once inside, the accommodation opens up immediately with a full height vaulted entrance hall and a glimpse of the upper floor accommodation. On the ground floor there are four generous bedroom, 2 with en-suite facilities and a family bathroom serving the other two. Three of the bedrooms have Velfac glass doors onto charming covered South facing terraces overlooking the modest landscaped rear gardens and Summer House.

The staircase from the hall ascends directly into the stunning spacious fully open plan 650 sqft living space incorporating the lounge, dining and kitchen areas opening up via two sets of Velfac doors onto the full width South facing elevated terrace with some sea glimpses and Sunny views over rooftops of the Gannel valley. The Kitchen is centred around an island countertop with plenty of room for a large dining table to the side and the lounge comes complete with a cosy wood burner.

KITCHEN/LIVING AREA
34'6 x 19' (10.52m x 5.79m)

BALCONY
25'4 x 4' (7.72m x 1.22m)

MASTER BEDROOM
13'5 x 12'6 (4.09m x 3.81m)

EN-SUITE
10'6 x 7'2 (3.20m x 2.18m)

BEDROOM 2
11'4 x 10'2 (3.45m x 3.10m)

EN-SUITE
6'3 x 5'7 (1.91m x 1.70m)

BEDROOM 3
10'7 x 9'8 (3.23m x 2.95m)

BEDROOM 4 / STUDY
12'10 x 8'10 (3.91m x 2.69m)

BATHROOM
10'5 x 5'7 (3.18m x 1.70m)


GARAGE
16'9 x 8'3 (5.11m x 2.51m)

TENURE
Freehold

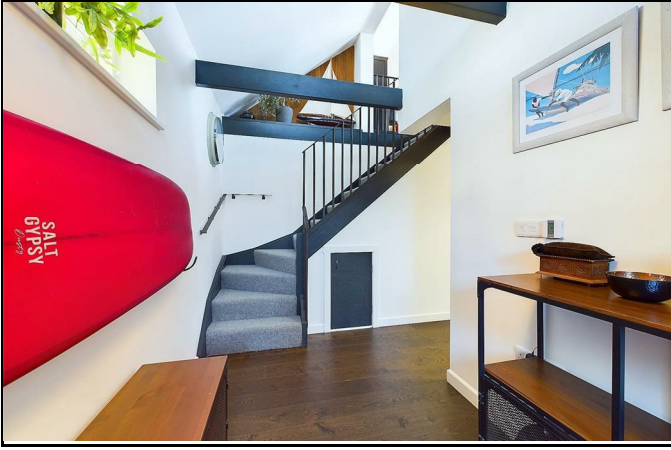
SERVICES
Mains electricity, water and drainage. Electric zoned underfloor heating. Electric Hot Water.

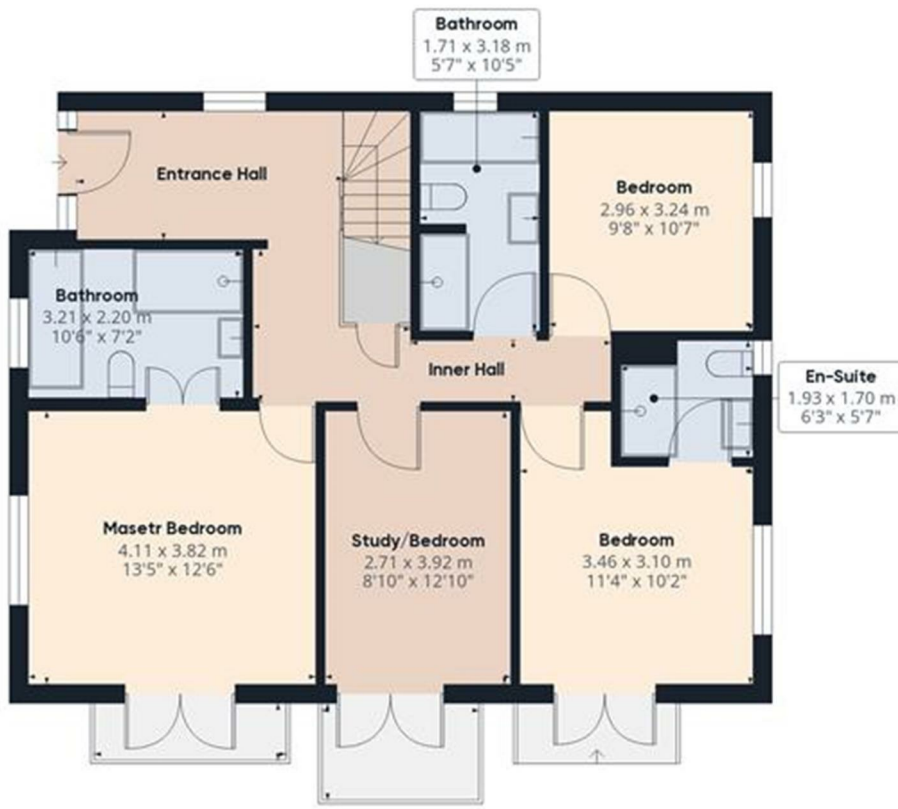
COUNCIL TAX
Band E

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 12Mbps
Mobile coverage: Likely
(Source: OFCOM)

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







Floor 0 Building 1



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Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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