

11 Lewarne Road, Porth, Newquay, Cornwall TR7 3JR



SUPRISINGLY SPACIOUS EXTENDED DETACHED 4/5 BEDROOM PROPERTY IN PORTH WITH SEA VIEWS, A LARGE SOUTH FACING GARDEN AND WITH LAPSED PLANNING APPROVAL FOR THE ERECTION OF A 3 BEDROOM DETACHED DWELLING IN THE REAR GARDEN

- Up to 5 Double bedrooms, 3 bathrooms
- 30' garage with front driveway parking
- Large garden building, suit office/gym/garden room
- Good condition throughout
- Lounge, sitting room, kitchen/diner, utility, boot room
- SEA AND PORTH ISLAND VIEWS
- Extremely sought-after location, walk to Porth Beach
- Large South facing enclosed garden
- Lapsed planning approval for a detached 3 bedroom house
- Spacious extended flexible accommodation throughout

Price £575,000 Freehold

Covered steps lead up to a black composite front door leading to the:

PORCH

Internal UPVC door leads to the:

SPLIT LEVEL INNER HALL

Stairs down to the kitchen and front lounge. Cupboard.

SPLIT LEVEL FRONT BEDROOM

18'4 x 12'2 (5.59m x 3.71m)
Radiator. Upper level sleeping area with steps down to a lower level dressing room with a front aspect window and ceiling velux window.

REAR SITTING ROOM

18'8 x 16'10 (5.69m x 5.13m)
Radiator. Split into two sections with a new uPVC sliding patio door onto the rear garden.

BATHROOM

14'6 x 8'2 (4.42m x 2.49m)
Maximum irregular shaped measurements. Corner linen cupboard. Double walk-in shower enclosure with panelled walls, fixed splash screen and MIRA electric shower. Pedestal basin with tiled rear wall. Low level wc with rear tiled wall. Wall mounted tall heated towel rail. Bath with surround tiling. Extractor fan. Diffused rear aspect window.

FRONT LOUNGE

15'8 x 12'8 (4.78m x 3.86m)
Front aspect UPVC double glazed window with sea, island and headland views. 2 radiators. Slate hearth with fitted wood burner. Stairs up to first floor landing.

DINING AREA

12'6 x 8'11 (3.81m x 2.72m)
Side aspect window. Radiator. Shelved storage cupboard. Steps up the:

KITCHEN

14'6 x 8'5 (4.42m x 2.57m)
Galley style kitchen with cupboards to each side under a wood block worktop with a single drainer stainless steel sink unit. Recesses for fridge and dishwasher. Wide recess for range oven with glass splashback and extractor over. Triple height range of fitted cupboards. Door to the:

BOOT ROOM

10'3 x 8'5 (3.12m x 2.57m)
Measurement includes the shower room. Tiled floor. 2 Side aspect windows. Electric radiator. Door to rear garden and utility room.

SHOWER ROOM

Shower enclosure with panelled walls, sliding shower door and shower off boiler. Low level wc. Wall mounted hand wash basin. Polished chrome heated towel rail. Side aspect diffused window.

UTILITY ROOM

8'11" x 8'2" (2.74m x 2.51m)
Plumbing for washing machine. range of cupboards under a wood block worktop with a belfast sink unit and mixer tap. radiator. side and rear aspect windows.

FIRST FLOOR LANDING

DOUBLE BEDROOM

Front aspect velux window.

BEDROOM

14'11 x 7'6 (4.55m x 2.29m)
Wood flooring. Radiator. Front and rear aspect ceiling velux windows with front aspect sea views.

BEDROOM

22'5 x 9'3 (6.83m x 2.82m)
Measurement including wardrobe. Radiator. 2 side aspect windows overlooking the rear garden. Ceiling velux window. To the end of the room is a concealed wall opening that leads to the:

EN-SUITE SHOWER ROOM

9'3 x 7'7 (2.82m x 2.31m)
Woodgrain effect flooring. Double walk-in shower enclosure with panelled walls, electric shower and fixed splash screen. Wall mounted heated towel rail. Low level wc. H & C pedestal basin with tiled splashback. Rear aspect diffused glass window. Ceiling velux window.

OUTSIDE FRONT

Part gravel and concreted driveway providing parking for 3 vehicles and leading to the garage. Front elevated lawned garden area with sea views. Access down the right hand side of the property via a gated path to the:

REAR GARDEN

Lower level stone paved patio and path leading to the rear of the garage with steps up to an elevated lawned garden. Further upper level enclosed garden area currently used a kitchen garden.. Shed.

GARDEN CHALET

15'6 x 11'6 (4.72m x 3.51m)
Front covered verandah. 2 entrance doors, front windows. Suitable as a home office, garden room, play room, gym etc. Pitch ceiling with exposed timbers.

GARAGE/WORKSHOP

30'3 x 9'7 (9.22m x 2.92m)
Roller front door. Power and light. Internal workshop area.

PLANNING PERMISSION – LAPSED FEBRUARY 2023 AFTER 3

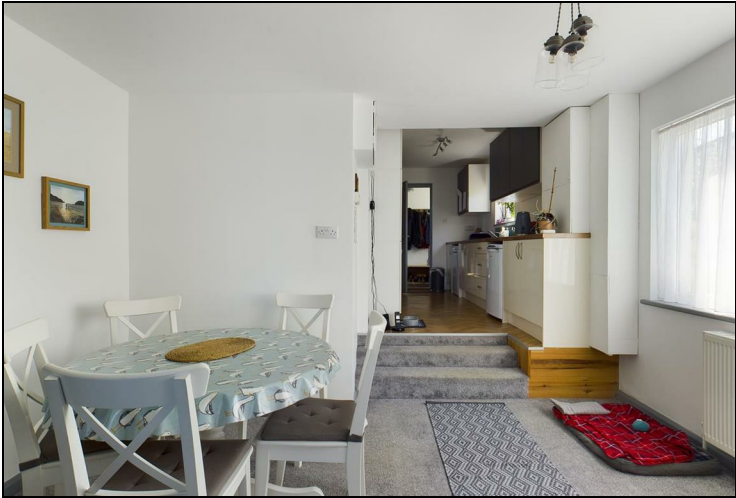
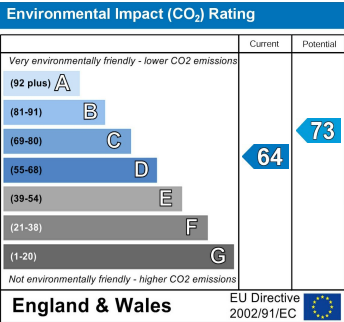
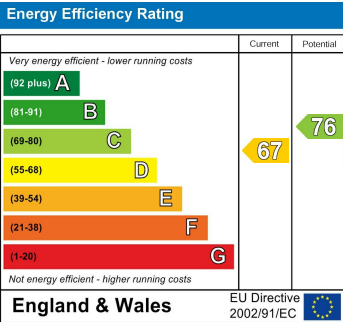
Planning permission was originally granted on the 26th February 2020 for the erection of a 3 bedroom detached "rooms in the roof" dwelling, with a floor area of around 140sqm and a footprint of 70sqm. The

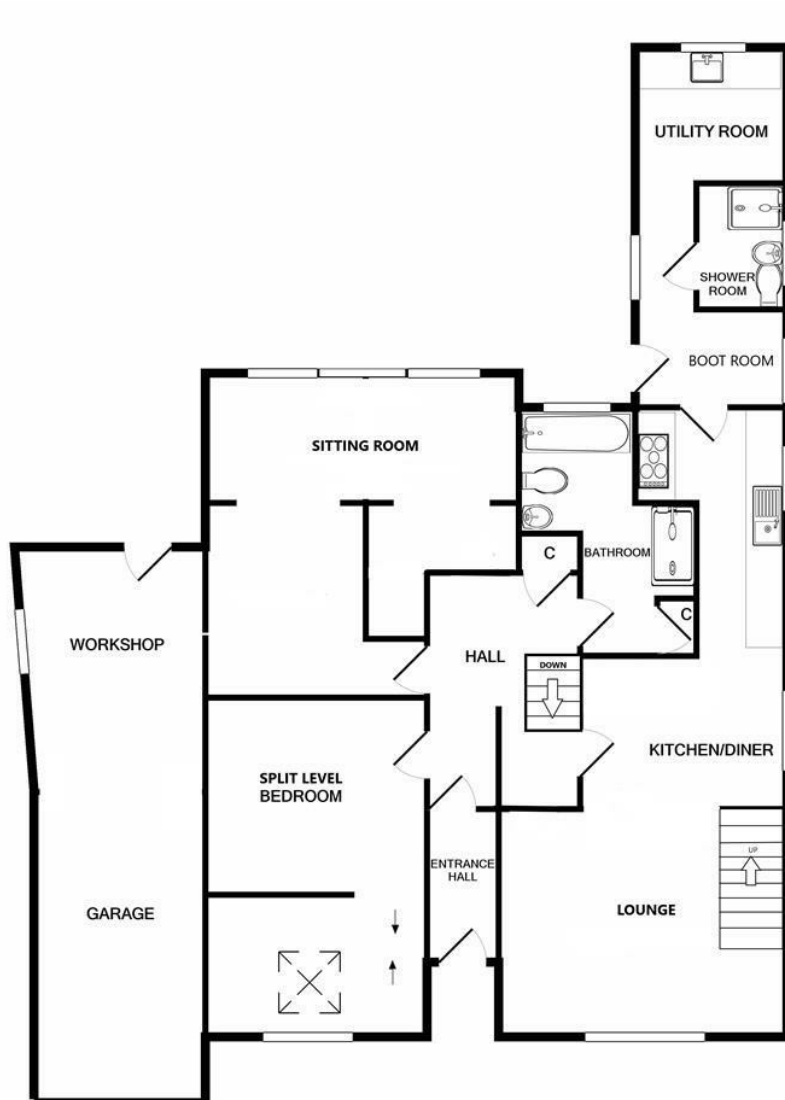
proposed property has a private driveway and parking up the left hand side of the existing property, with the current garage being demolished to provide access. Further information including plans can be found on the Cornwall planning portal using planning number PA18/11482

TENURE
Freehold

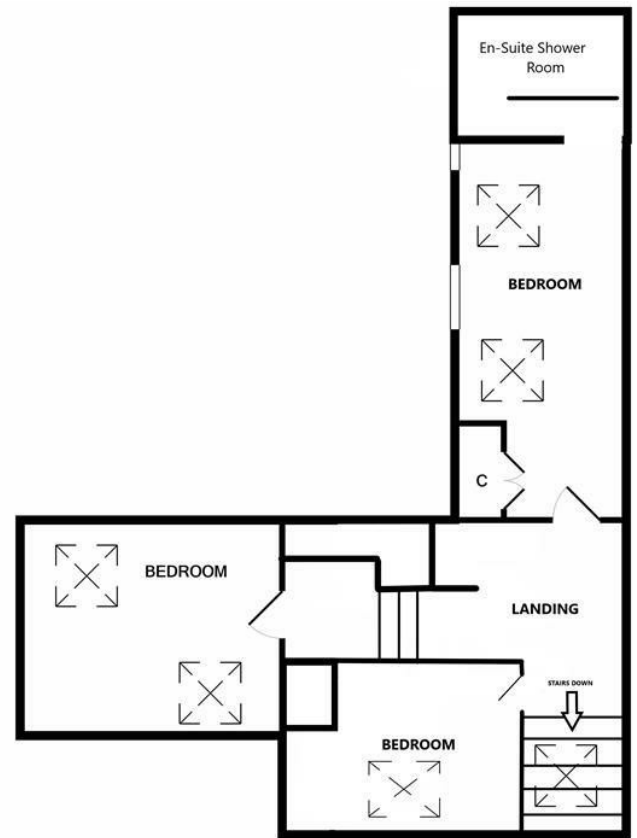
SERVICES
All mains

COUNCIL TAX
Band E





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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