

## 11 Hilgrove Mews, Newquay, TR7 2FW



**ECO SMART HOME | IMMACULATE THROUGHOUT | Stunning Cedar clad 4 bedroom 3 storey town house with fantastic ECO credentials and smart controls throughout located in a quiet mews style development just a 10 minute walk from the town centre and 5 minutes walk from Tolcarne Beach, with a generous low maintenance South West aspect garden.**

- Extremely popular residential location equidistance from Chester Road and Newquay Town
- Stunning open plan lounge/kitchen/diner to the first floor
- Air source heating, Heat recovery system and Solar panels
- Larger side plot which has been beautifully landscaped with outside shower and Hot Tub
- Loxone app controlled heating and lighting system
- 2 Off street parking spaces

**Price £475,000 Freehold**



Hilgrove Mews has become a very popular residential development in recent years thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

The property has some true Eco credentials with Air source heating linked with solar panels providing zonal underfloor heating throughout the property with a Zehnder mechanical ventilation system providing air flow throughout the property. Windows and doors are fitted with Argon filled triple glazing with highly insulated walls and floors emitting little heat loss and noise pollution between levels and neighbouring properties. Energy saving LED lighting runs throughout providing bright or ambient lighting all controllable from an app so no need to worry about leaving the lights on!

Upon entering the property, the downstairs hallway provides access to 2 double bedrooms and a further single. The larger ground floor bedroom benefits from an en-suite and direct access to the landscaped garden. The ground floor also provides access to the family bathroom shared between bedrooms 3/4 and the utility room with the ground floor having a washed engineered oak running throughout.

The first floor offers a stunning open plan living/kitchen/dining space with the continuation of the washed oak flooring which floods the room with light from the south facing door and window units. The kitchen has a range of wall and floor mounted gloss white units under a marble worktop with all the expected appliances built in, a modern underslung sink and a glass splashback surround.

The top floor is dedicated to a master bedroom with a characterful vaulted ceiling ample room for wardrobes and private en-suite.

Outside the property has a large garden for the development thanks to having the tapered land to the West of the property. The owners have really established this over the last couple of years with a mature low maintenance boarder breaking the blockwork boundary wall with paving from the utility and second bedroom forming most of the area with sections of Astroturf adding colour. A private hot tub, outside shower and surf storage rack has been a really nice addition for the family and holiday guests alike. To the front are 2 parking spaces and a cedar clad covered entrance with additional visitor parking available on the development.

TENURE

Freehold. There is a small estate charge of £221.40 per annum (2025) for the communal areas.

SERVICES

Mains water and electric

COUNCIL TAX

The property is currently rated for business use whilst previously banded a Council Tax Band D

BROADBAND AND MOBILE COVERAGE AVAILABILITY

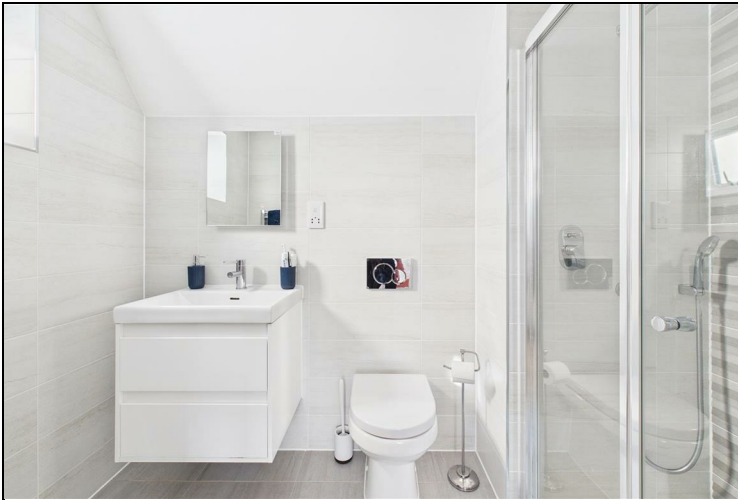
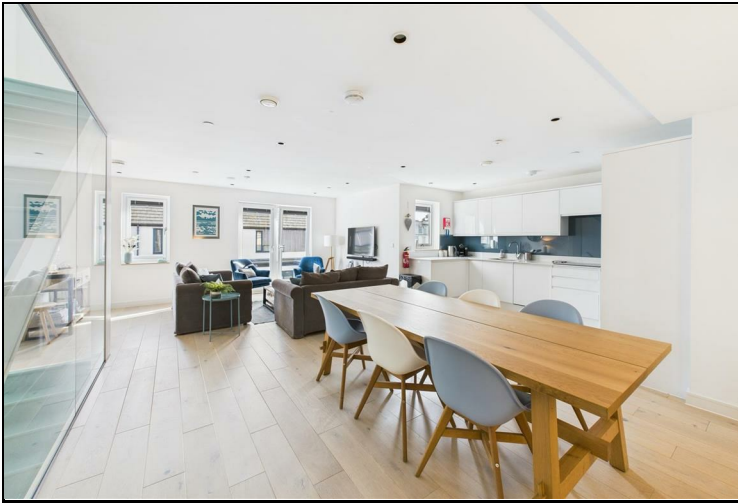
Fastest available download speed: Superfast - up to 80Mbps

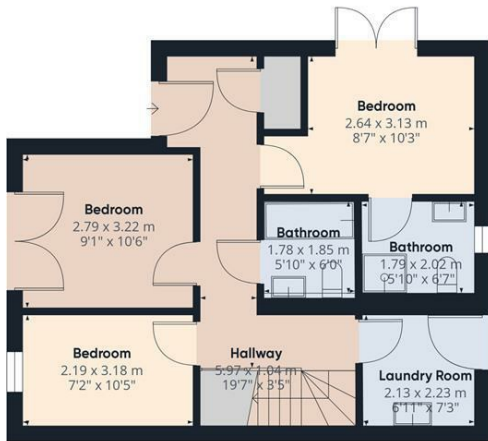
Mobile coverage: Likely  
(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





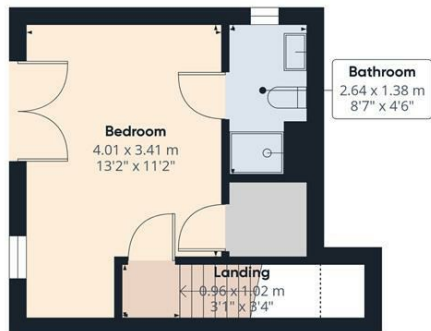




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>®</sup>**

115.48 m<sup>2</sup>  
1243.02 ft<sup>2</sup>

**Reduced headroom**

1.97 m<sup>2</sup>  
21.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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