

11 Trenance Lane, Newquay, Cornwall TR7 2HX



STUNNING LAKESIDE SEMI-DETACHED EXTENDED PROPERTY WITH 3/4 BEDROOMS AND OPEN PLAN LIVING SPACES DIRECTLY OVERLOOKING TRENANCE BOATING LAKE

- 3/4 Bedrooms (1 en-suite)
- Stunning views over the Boating Lake
- Open plan living spaces
- Sloped rear garden, wild planted
- 1572 sqft including GARAGE
- Coveted and rarely available location
- Rear kitchen/diner with substantial utility roomLevel totally private rear patio
- OWNED SOLAR PANELS WITH BATTERY STORAGE
- Short walk to the River Gannel
- Level totally private rear patio

Price £550,000 Freehold

11 Trenance Lane is a delightful and peaceful semi-detached property perched on the hillside immediately surrounding the beautiful Trenance Boating Lake with elevated views directly over the lake, surrounding lakeside walks and landscaped gardens. The property is approached via Trenance Lane which runs behind the lake and affords direct access to a good sized roadside garage with an automatic door providing private parking/storage. A set of steps lead through the colourful manicured front gardens to a large River view balcony with artificial grass atop the garage providing a sunny level area to sit and soak up the views. A further twin seating area sits immediately by the front door. The popular Lakeside café is a stones throw away.

An entrance hall and inner door provide a lockable access to the first floor en-suite bedroom, which has in the past been used as a bedroom air BNB with private access. The door then leads to the inner hall, accessing the other three bedrooms and the living spaces. The lounge sits at the front of the property with a delightful bay window framing the views over the lake, with the dining room immediately behind. A link passage connects the dining area to the kitchen/diner at the rear of the property in turn providing access to the substantial utility room (plant room with hot water, boiler, battery storage etc) and the outside seating area.

The rear garden starts immediately outside the rear kitchen with a very private and sunny enclosed seating area and shed that then leads up steps to the sloping rear garden. A stepped path meanders through the rear garden.

Heated by gas central heating, with double glazing, a large perimeter proportion of externally insulated walls and solar power with battery storage, the property has a very respectable 'B' Rating for energy performance.

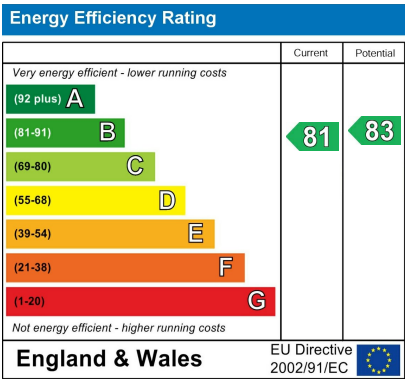
TENURE
Freehold

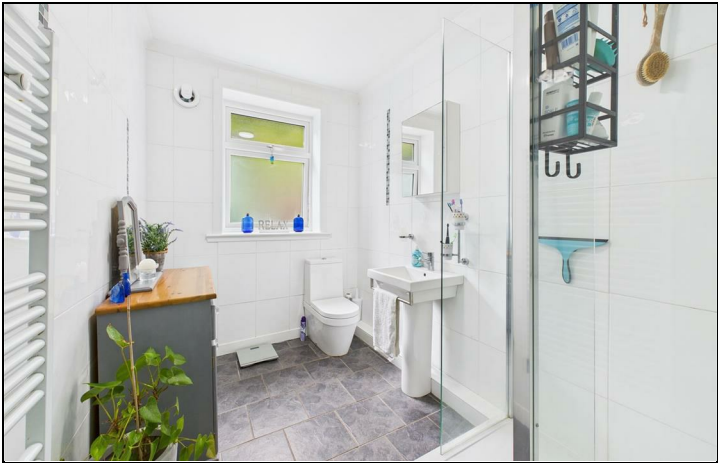
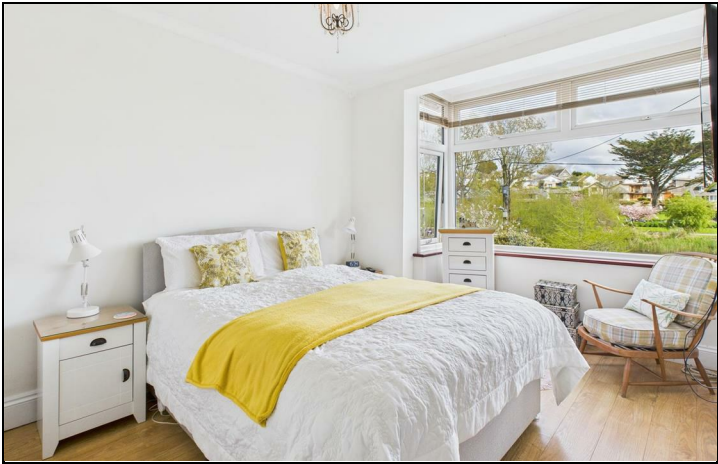
SERVICES
All mains

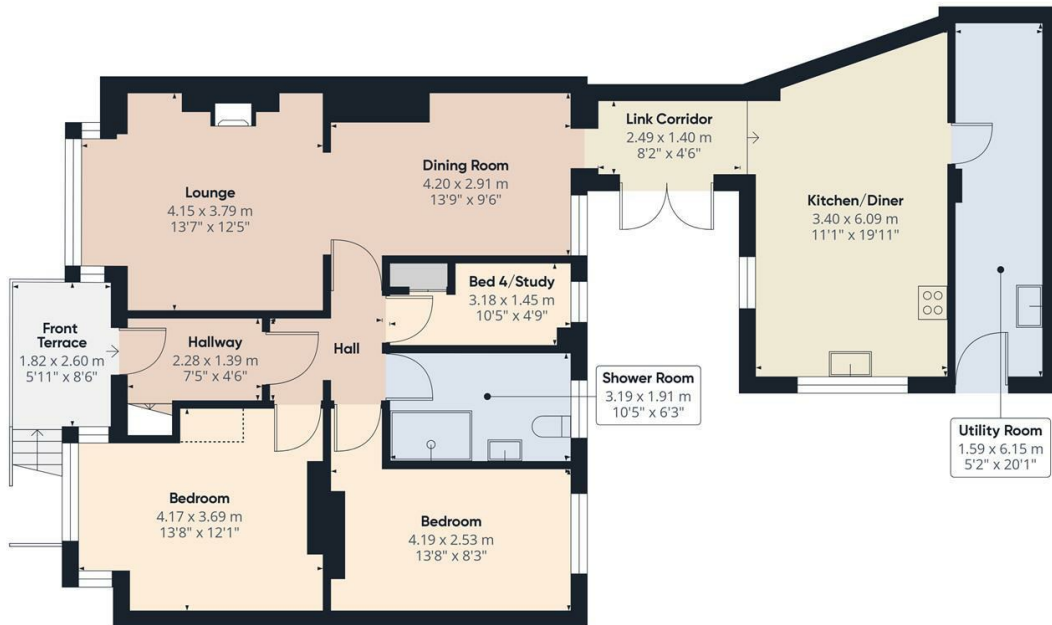
COUNCIL TAX
Band C

SOLAR PANELS
The purchase includes the fitted array of solar panels, along with battery storage and feed in tariff. The system can also charge the house battery from off-peak nighttime power providing cheaper electricity throughout the day.

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 79Mbps
Mobile Coverage: Limited
(Source: OFCOM)







Floor 1

Approximate total area⁽¹⁾
 102.31 m²
 1101.26 ft²

Balconies and terraces
 4.8 m²
 51.67 ft²

Reduced headroom
 0.75 m²
 8.05 ft²

(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 are based on RICS IPMS 3C standard.

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Floor 2

Approximate total area⁽¹⁾
 21.17 m²
 227.86 ft²

Reduced headroom
 6.52 m²
 70.23 ft²

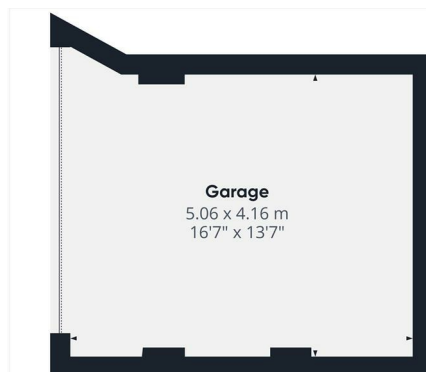
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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Calculations are based on RICS IPMS 3C standard.

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Floor 0

Approximate total area⁽¹⁾
 21.17 m²
 227.86 ft²

(1) Excluding balconies and terraces

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Start & co

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