

## 138 Penmere Drive, Newquay, Cornwall, TR7 1RX



### STUNNING 4 BEDROOM DETACHED HOUSE ON A PRIME PENMERE DRIVE PLOT WITH A TRANSFORMATIONAL LIVING SPACE EXTENSION AND OUTSTANDING SOUTH FACING RIVER GANNEL VIEWS

- Deceptively extended detached house 1300sqft
- 4 Beds (master en-suite)
- Parking, garage and garden studio/cabin
- One of only a few with these views
- STUNNING SOUTH FACING RIVER VIEWS
- Massive open plan ground floor living space
- Gas central heating and Double Glazing
- Prime plot on Penmere Drive
- 3-Tier South facing sun terraces
- IMMACULATELY PRESENTED THROUGHOUT

**Price £750,000 Freehold**



This exceptional example of a 4 bedroom Penmere Drive house has been in the same ownership for over 20 Years and, during that period, has been thoughtfully re-modelled and extended on the ground floor to the rear to create an incredible spacious open plan split level living floor, complete with solid walnut flooring. The lower-level skylit lounge area opens directly via full width bi-folding doors onto a low maintenance sheltered rear garden made up of tiered sun terraces and leading to a multi-purpose garden studio/cabin with a living roof. A downstairs wc and an integral garage complete the ground floor.

On the first floor, there are the original 4 bedrooms along with a family bathroom and a master en-suite shower room. All rear facing rooms, including the "front to back" living space, the upper garden and two bedrooms benefit from breathtaking panoramic views over the tidal River Gannel and surrounding countryside.

Externally, the property has driveway parking for 2 vehicles to the front and a fabulous decked South facing rear garden on various levels providing a wealth of outside dining and seating opportunity featuring a stone built outdoor fireplace. The garden overlooks the multi-purpose cabin/studio at the bottom of the garden, complete with a green living roof complimenting the views

All in all, 138 Penmere Drive represents a rare opportunity to buy one of only a few plots on this ever popular estate commanding such excellent views coupled with a well thought out living extension transforming the original property. Whilst this house looks typical from the front, internal viewing is highly recommended to fully appreciate the revised accommodation and River views.

Penmere Drive is a hugely popular local family road at Pentire, offering easy access to Newquay Town, Fistral Beach and the River Gannel via a series of inter-connecting pathways.

**KITCHEN/DINER**  
19'6 x 23'1 (5.94m x 7.04m)

**LOUNGE AREA**  
19'5 x 11'8 (5.92m x 3.56m)

**UPPER TERRACE**  
20'6 x 4'4 (6.25m x 1.32m)

**SUN TERRACE**  
20'6 x 10'2 (6.25m x 3.10m)

**15'1 X 8'10**

**GARAGE**  
8'6 x 18'8 (2.59m x 5.69m)

**WC**  
3'3 x 4'1 (0.99m x 1.24m)

**FIRST FLOOR LANDING**

**BEDROOM 1**  
10'10 x 11' (3.30m x 3.35m)

**EN-SUITE SHOWER ROOM**  
4'10 x 5' (1.47m x 1.52m)

**BEDROOM 2**  
8'3 x 10'11 (2.51m x 3.33m)

**BEDROOM 3**  
9'3 x 7'2 (2.82m x 2.18m)

**BEDROOM 4**  
9'11 x 6'0 (3.02m x 1.83m)

**BATHROOM**  
6'3 x 6'2 (1.91m x 1.88m)

**GARDEN ROOM**  
13'8 x 8'4 (4.17m x 2.54m)

**TENURE**  
Freehold

**SERVICES**  
All mains

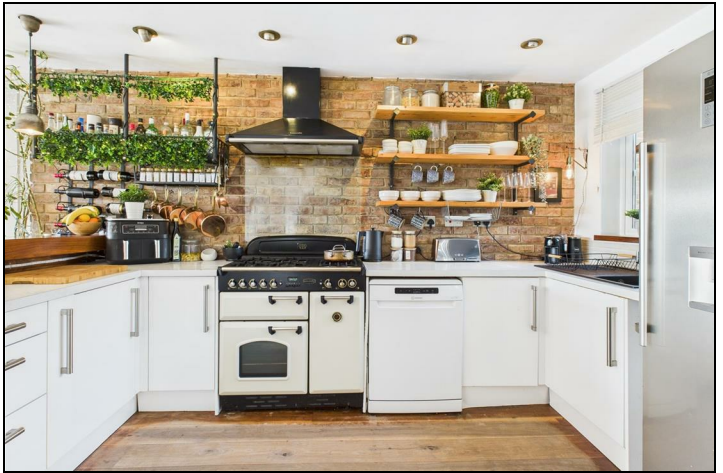
**COUNCIL TAX**  
Band D

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 1000Mbps  
Mobile coverage: Likely/limited  
(Source: OFCOM)

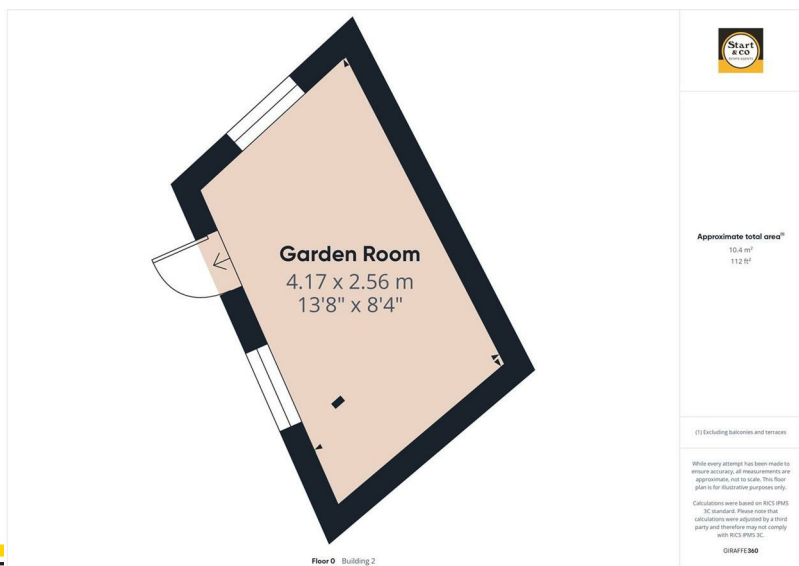
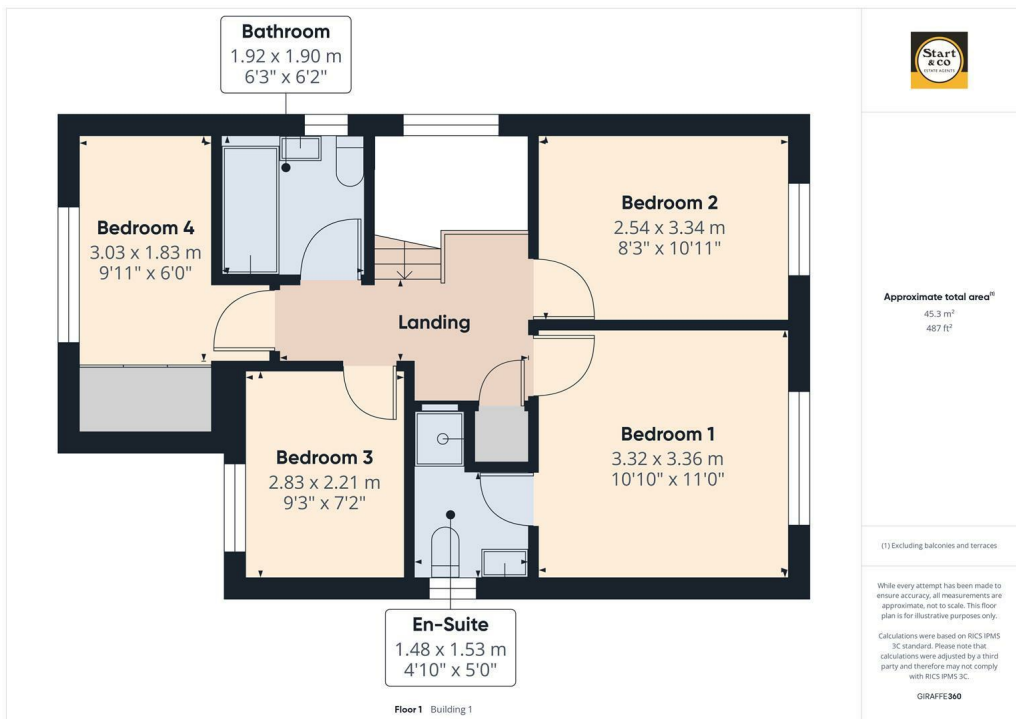
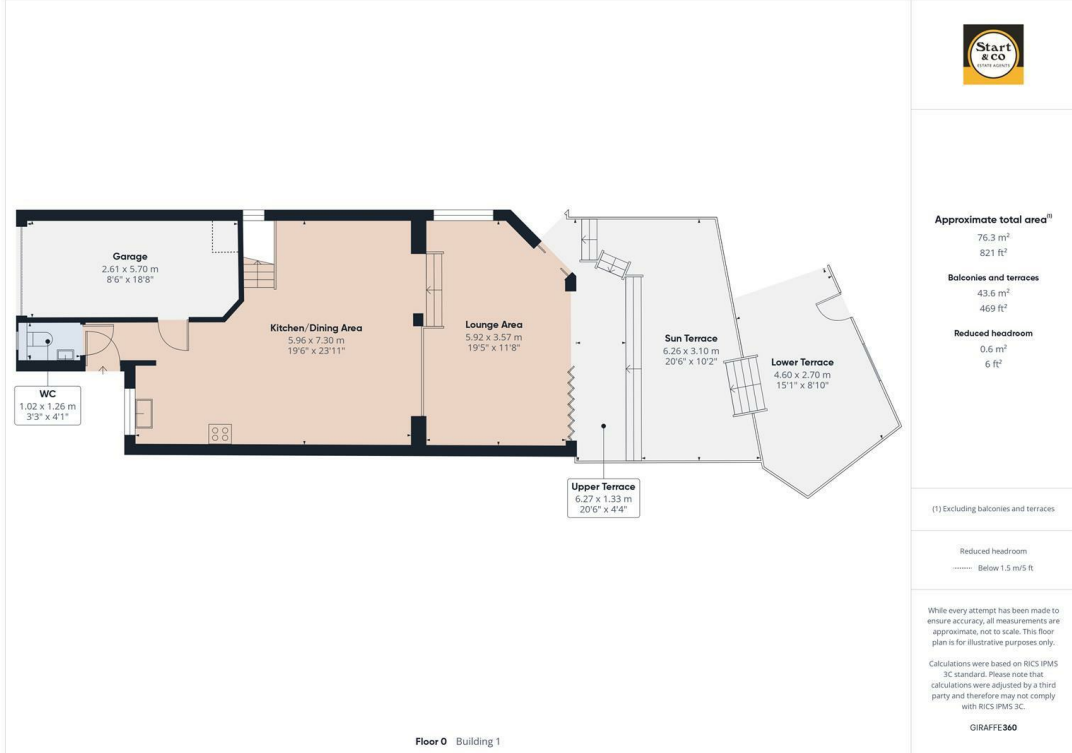
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











# Start

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