

11 St. Carantoc Way, Crantock, Cornwall TR8 5SB



IMMACULATELY PRESENTED DETACHED 3 BEDROOM BUNGALOW IN CRANTOCK VILLAGE WITH A MULTI-PURPOSE SELF CONTAINED 1 BEDROOM SIDE ANNEXE, BOTH HAVING PRIVATE GARDENS AND PARKING

- Refurbished throughout - 1285sqft
- Owned roof mounted solar panels - EPC Rated A
- Driveway parking for 4 cars in total
- IDEAL HOLIDAY/SECOND HOME WITH 1 OR 2 LETTING ELEMENTS
- Valuable attached annexe for relatives or letting
- 3 bedrooms in main property with 2 bathrooms and open plan living
- Enclosed private rear low maintenance garden
- Air source radiated central heating and double glazing
- One Bedroom Annexe with private parking, garden and access
- Great location in popular village cul-de-sac

Price £595,000 Freehold

This stunning detached bungalow is situated in a quiet cul-de-sac at the top of Crantock Village and has been fully modernised and refurbished to a high standard with a main dwelling that includes 3 bedrooms including an en-suite master bedroom with a vaulted ceiling and a central open plan kitchen/dining reception opening onto a private rear garden. The main house also incorporates two further bedrooms, a cosy living room and a family bathroom. To the side of the main property and accessed via a separate driveway and front door sits a self-contained fully refurbished one bedroom high quality annexe with a bedroom, shower room and living/kitchen opening onto a further small private garden area, currently operated as a successful AirBNB holiday let. A link door exists if the property was to be used as one dwelling with more accommodation. The property comes equipped with an owned 12 solar panel array, coupled with an air source heat pump for economic running expenses.

The property could be used as a permanent home using the additional accommodation for an income or for an extension to the main accommodation as a guest suite, or for dependent relatives. The annexe is set up to be completely separate from the main house but also extremely easy to access, maintain and service from the main bungalow, with all the services being supplied by the house and assisted by the roof mounted solar panels and the air source heat pump.

This immaculate property is available with no onward chain and vacant possession at the end of the 2025 Summer Season.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Main property – Band D

Annexe – Business Rated and qualifies for 100% small business rate relief

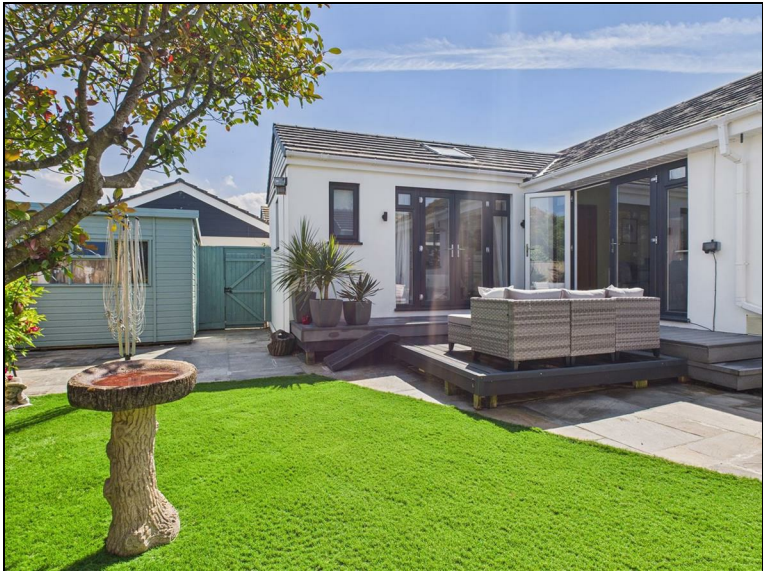
LETTING

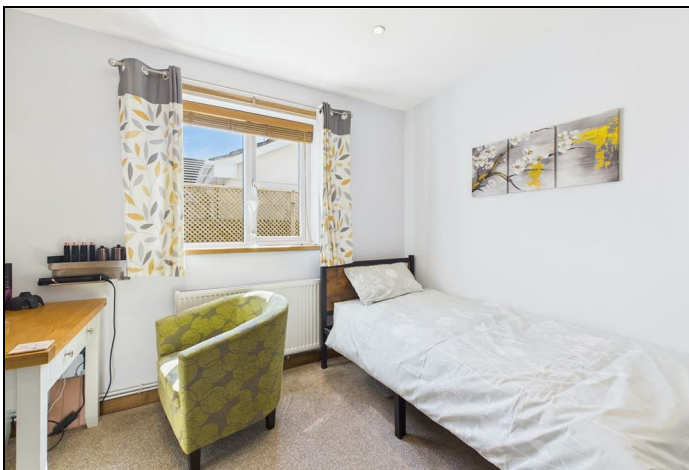
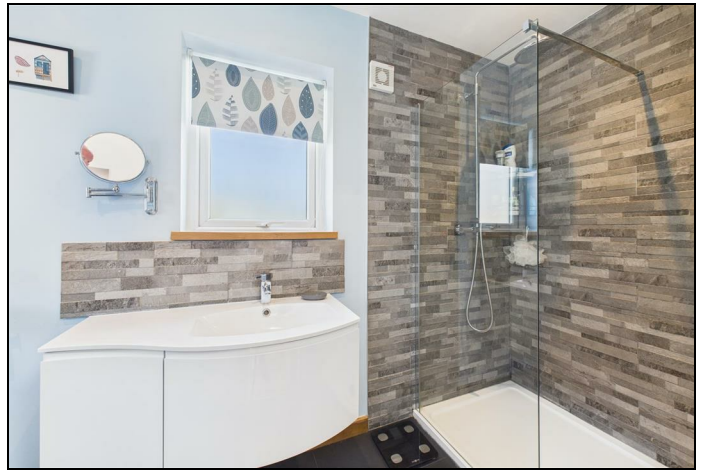
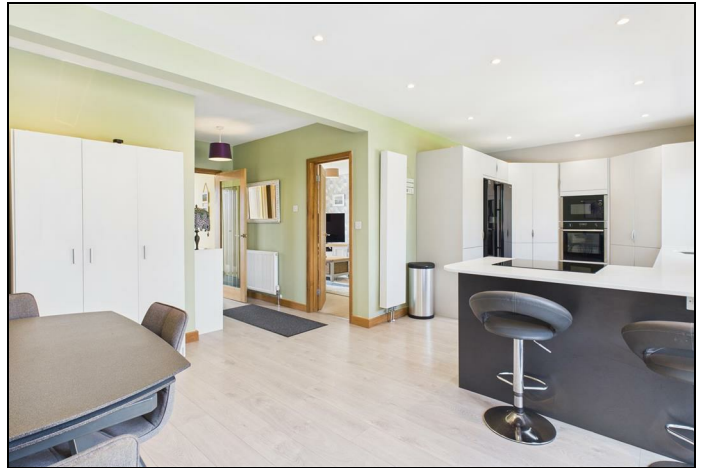
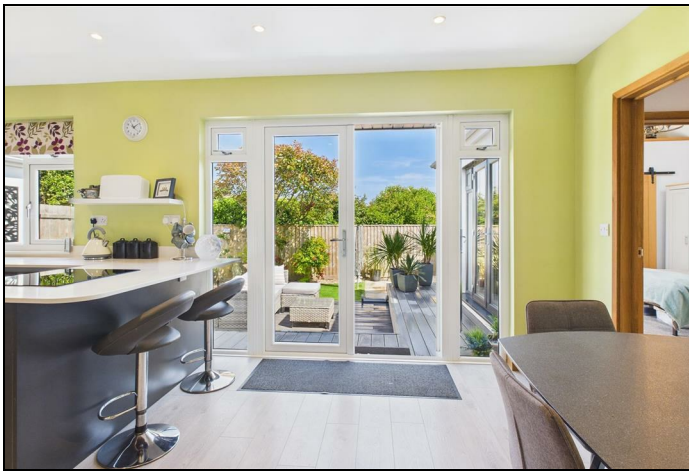
The annexe regularly generates a good income, combined in this case with some "friends and family" use. Figures will be available upon request.

SOLAR & HEAT PUMP

The solar panels assist with the house electricity load and also derive a feed-in tariff for excess energy. The Owners (and any subsequent owners) receive a quarterly grant payment of £339.10 until Nov 2027 as an incentive rebate for installing the energy efficient replacement heat pump.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	99
(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	







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