



BARLENDREW LODGE  
QUINTRELL DOWN, NEWQUAY  
TR8 4LJ

*Philip Martin*

ESTATE AGENTS, CHARITRED SURVEYORS, VALUERS & AUCTIONEERS



# BARLENDEW LODGE

## QUINTRELL DOWNS NEWQUAY TR8 4LJ

DETACHED MODERN HOUSE WITH STABLES AND TWO ACRES.

In a very convenient location within easy reach of Newquay, the North Coast and the A30.

Beautifully presented and enjoying fabulous far reaching countryside views with the sea in the distance. Enjoying complete privacy and a very sunny aspect with south west facing enclosed gardens.

Three bedrooms - all with en suite facilities, master on the first floor also with dressing room and balcony. Large sitting room, fabulous kitchen/breakfast room, conservatory, utility and cloakroom.

Enclosed gardens with summerhouse. Three stables and tack room. Detached garage and car port.

Level field enclosed within natural hedge boundaries.

Lots of parking and plenty of space for motor home, trailers etc.

LPG central heating. Double Glazing.

In all about 1.5 acres.

Freehold. Council Tax Band F. EPC - D

### GUIDE PRICE £795,000

## *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Barlendew Lodge is an extremely versatile property located in a very private position on the outskirts of Quintrell Downs village and within easy reach of the north Cornish coast, the A30 for quick commuting and Newquay airport. The property enjoys fabulous far reaching views from the rear over the surrounding countryside with a good sea view in the distance, especially from the first floor. It is extremely private with only one neighbour and enjoys a very sunny south west facing aspect. Barlendew Lodge was built by the current owner approximately ten years ago to a very high standard and was purposely designed for the site with all of the rooms enjoying the views. The grounds extend to approximately two acres and are divided between formal gardens and paddock - the vendor has two ponies. The house is very spacious with well proportioned rooms and large windows that afford plenty of natural light and make the best of the views. There are three double bedrooms that all benefit from en suite's (two on the ground floor and the master upstairs), sitting room, fabulous fitted kitchen with integral appliances, conservatory, utility and cloakroom. The accommodation is extremely versatile and easily split to provide a separate annexe for a dependent relative or perfect for a holiday let as there is independent access. The master bedroom is located on the first floor with en suite, dressing room and balcony with plenty of room for sitting out and enjoying the magnificent views.

The gardens are a sheer delight with extensive lawns, many mature shrubs and plants and enjoys privacy and sun all day. A summerhouse with barbeque area has been added in recent years. A driveway provides lots of parking and includes a garage and car port. The modern stables has a tack room and stabling for three horses with direct access into the paddock. An internal viewing is essential and highly recommended.

## LOCATION

Located on the outskirts of Quintrell Downs which has excellent village facilities including general stores and post office, three public houses and restaurant. A railway branch line connects to Newquay and Par, Newquay airport is within nine miles. Newquay is about four miles away and is famous for it's surfing and fine golden sandy beaches, stunning coastline, working fishing harbour and numerous bars, restaurants and shops. The cathedral city of Truro is within thirteen miles.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

A spacious hallway and a fine introduction to the house. Two double storage cupboards. Doors to two bedrooms, sitting room and:

## UTILITY ROOM

Frosted window to front. Low level w.c, wash hand basin, tiled floor with underfloor heating. Space and plumbing for washing machine, space for tumble drier.



## SITTING/DINING ROOM

6.12m x 5.08m (20'0" x 16'7")

A very light, twin aspect room with wide, full length window to rear enjoying views over the field and far reaching countryside views beyond and Bi folding doors opening into the garden. Built in cupboards and shelves, television point, Living Flame electric fire, underfloor heating. Opening through to:

## KITCHEN

6.12m x 5.14m (20'0" x 16'10")

Beautifully appointed with an excellent range of shaker style base and eye level kitchen units with marble worktops. One and a half bowl sink/drainer, integral dishwasher, full length fridge and freezer, two ovens, induction hob with extractor over. Central Island Unit. Tiled floor with underfloor heating. Two windows to front. French doors opening to:

*Philip Martin*



#### CONSERVATORY

3.80m x 3.00m (12'5" x 9'10")

Enjoying views over the garden, field and surrounding countryside. Solid glass roof. Tiled floor. Doors opening into garden and onto a large patio that is ideal for outside dining.

From entrance hall doors to ground floor bedrooms.

#### BEDROOM ONE

3.90m x 2.90m (12'9" x 9'6")

Window to rear enjoying the far reaching views. Built in wardrobe. Door to:

#### EN SUITE SHOWER ROOM

A white suite with low level w.c, wash hand basin, heated towel rail, mirror with electric shaving point.

#### BEDROOM TWO/ANNEXE

6.12m x 5.00m (20'0" x 16'4")

A very large room with independent access that could easily be utilised as an annexe or holiday let if required. Small kitchenette with sink, worktops and storage cupboards. Boiler cupboard housing LPG boiler. Window to front and glazed door to side. Sliding patio doors to rear opening onto private deck and enjoying the countryside views. Built in wardrobes. Tiled floor with underfloor heating. Door to:

#### EN SUITE BATHROOM

A luxurious room with white suite comprising freestanding bath, low level w.c, wash hand basin, double shower cubicle with Mira shower, heated towel rail. Tiled floor with underfloor heating. Frosted window to front.

#### FIRST FLOOR

##### MASTER BEDROOM

7.29m x 5.10m (23'11" x 16'8")

A fabulous twin aspect room with vaulted ceiling, window to side with views over the garden and field and full length glazed doors opening onto balcony. Built in wardrobe and walk in dressing room. Door to:

##### EN SUITE

A white suite with low level w.c, double shower cubicle, vanity sink unit, tiled floor with underfloor heating. Heated towel rail. Velux window. Storage in eaves.

##### BALCONY

3.95m x 2.00m (12'11" x 6'6")

Providing sitting out space with far reaching views. Glass balustrade.

##### OUTSIDE

A driveway provides parking for five or six cars. Path to house and access to the:



#### GARAGE

4.00m x 2.85m (13'1" x 9'4")

Double doors. Light and power.

#### CAR PORT

4.00m x 2.70m (13'1" x 8'10")

#### GARDENS

The gardens are a real feature of Barlendew Lodge. They are enclosed, back onto fields and enjoy complete privacy, far reaching views and a very sunny aspect. There are generous areas of lawns interspersed and divided by many mature shrubs and plants providing colour and interest.

A gravel pathway leads from the driveway to the front door and continues to the conservatory. A large terrace provides lots of sitting out space with fabulous views over the garden. Further down the garden is a summerhouse that has been added in recent years with patio and perfect for barbecues and outside entertaining. A gate leads from the garden into the field.

#### PADDOCK

Mature pasture that is currently grazed by horses. Enclosed within mature hedge boundaries. Water is connected. Wooden field shelter.

#### STABLES

12.37m x 4.00m (40'7" x 13'1")

Plus tack room. Divided into three stables. Concrete floor. Light and power. Concrete yard. Direct access into the field. Pedestrian gateway to driveway.

#### SERVICES

Mains water and electricity, private drainage. LPG central heating.

#### N.B

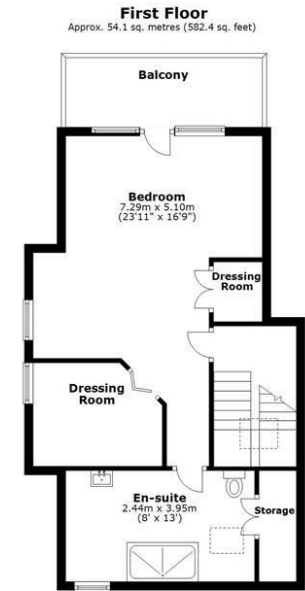
The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quays Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

From the A30 take the turning for Summercourt and follow the A3058 towards Newquay, At the main roundabout within Quintrell Downs turn right signposted Bodmin and Indian Queens onto the A392. The property will be found on the left hand side where there is a large sign "Barlendew". Proceed into the drive and take the first left clearly signed Barlendew Lodge.



Total area: approx. 261.5 sq. metres (2814.8 sq. feet)  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustration purposes only and should be used as such.  
Plan produced using PlanIt.

**Barlendew Lodge, Quintrell Downs, Newquay**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		66	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			





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