

4 Menhyr Close, Newlyn Road St Buryan, TR19 6FF







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Located in the village of St Buryan, this impressive detached house on Newlyn Road offers a perfect blend of modern living and traditional comfort. Currently under construction however, nearing completion, this property presents a unique opportunity for buyers seeking a bespoke home tailored to their tastes. The house will feature four spacious bedrooms, two of which boast en-suite bathrooms, providing ample privacy and convenience for family and guests alike. The open-plan kitchen and dining area is designed for contemporary living, with bi-fold doors that seamlessly connect the indoor space to the garden, creating an ideal setting for entertaining or enjoying quiet moments outdoors. A separate lounge offers a cosy retreat, perfect for relaxation. In addition to the well appointed living spaces, the property includes a useful utility room, enhancing functionality for everyday life. Parking will not be an issue, as the property accommodates up to four vehicles, complemented by a garage for additional storage or vehicle protection. With its thoughtful design and ample space, this property promises to be a wonderful place to call home once completed. Don't miss the chance to make this stunning house your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price- £650,000

Location

St Buryan is a picturesque village offering a blend of historic charm and natural beauty. Known for its medieval church and tranquil countryside, this location provides a serene escape from the hustle and bustle. With its close proximity to the stunning Cornish coastline, St Buryan is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and attractions. Ideal for families, retirees, and anyone looking to enjoy the best of rural Cornwall.

Accommodation

Entrance Hall
Living Room
Kitchen/Dining Room
Utility
W/C
Garage
Stairs to First Floor Landing
Bedroom
Bedroom with En-Suite

Bathroom
Bedroom with En-Suite
Bedroom

Garage

Garage with electric door.

Parking

Driveway parking for multiple vehicles.

Outside

This garden is laid to lawn, offering a lush green space perfect for relaxation and outdoor activities. It features a lovely patio area, ideal for al fresco dining and entertaining. With convenient access on both sides, enhancing the overall functionality and appeal of the property.

Services

Mains water and electric. Private sewerage treatment plant.

Agents Note

Our client has advised that all the properties on development will own 1/10th of the access road.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Internal Photographs

As this property is under construction, the internal photographs are of Number 5.

New Build Guarantee

We have been advised that the property is being sold with a 10 year PCC.

Council Tax Band- TBC**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

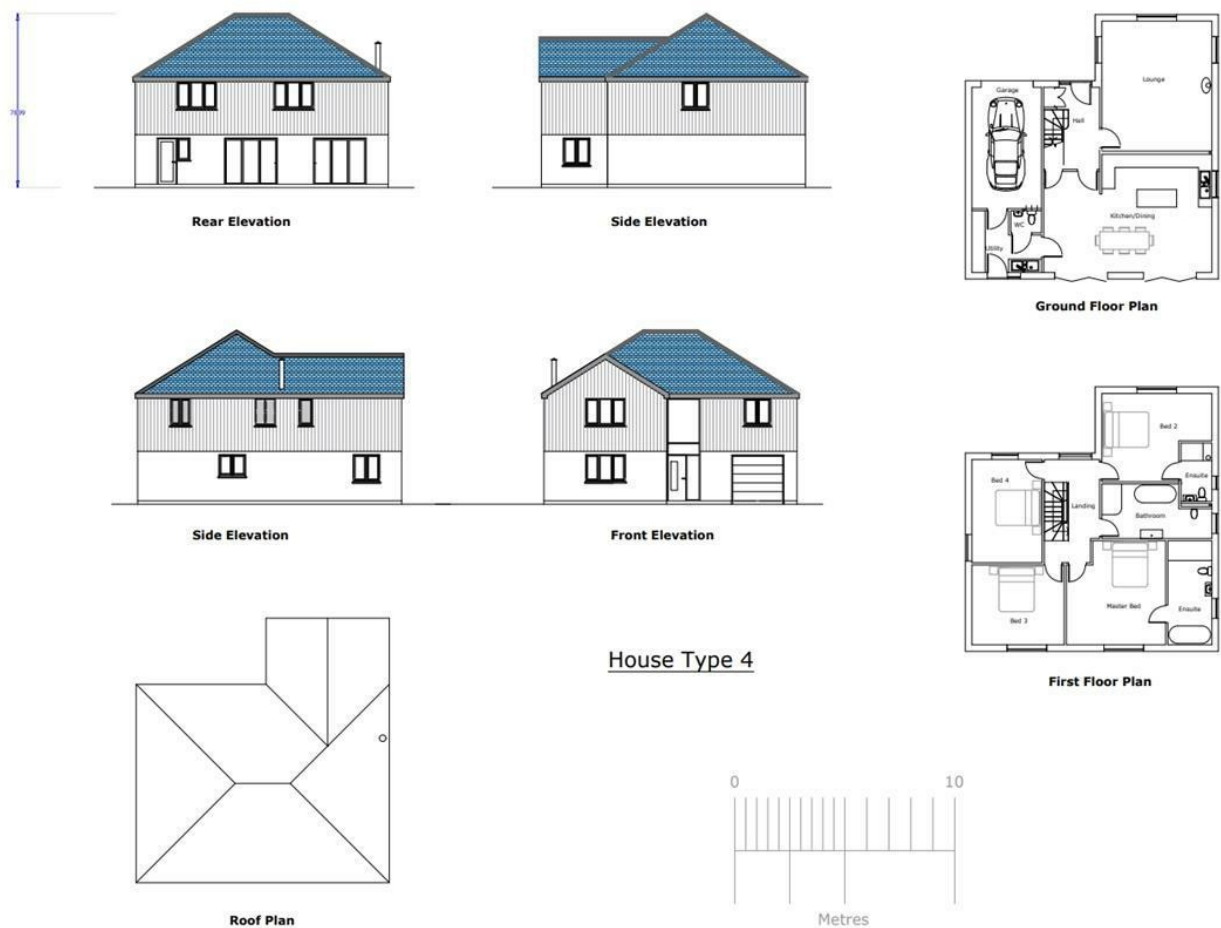
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///youngest.nitrate.immediate





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

