

2 The Oaks, Quintrell Downs, Cornwall TR8 4QG



Spacious four-bedroom family home situated in a quiet cul-de-sac in the village of Quintrell Downs, offering generous living accommodation, an extended double integral garage and an enclosed rear garden. Available immediately with no onward chain

- Four bedrooms (one ground floor), including a master with en-suite on first floor
- Large kitchen/diner plus a separate formal dining room
- Dual aspect lounge featuring a wood-burning stove
- Located among similar large detached homes in a peaceful paved cul-de-sac
- Extended double garage with additional driveway parking
- Enclosed rear garden
- Air source heat pump and twin array solar panels with FIT and battery storage
- Utility room and downstairs WC
- Approx 2500 sq ft in total
- Vacant possession and no onward chain

Price £525,000 Freehold

Quintrell Downs is a popular residential village situated around 2–3 miles inland of Newquay. It is within walking distance of the growing Duchy of Cornwall’s Nansledan development, which offers a variety of independent shops, cafés, and local businesses and primary school. At the same time, it remains conveniently close to Newquay’s beaches and town centre amenities, well-regarded secondary schools and with Newquay Airport just a 15-minute drive away.

The property offers exceptionally generous and versatile living accommodation, with an impressive feature entrance hall providing access to the main reception rooms. These include a dual aspect sitting room with a woodburning stove, a separate dining room opening through to the conservatory, and a well-proportioned kitchen/dining room with a door leading to the utility room, ground floor WC, and integral access to the extended garage. A ground floor bedroom, which could equally serve as another reception room, is also accessed from the hall.

To the first floor are two double bedrooms, including a principal bedroom with en-suite facilities, together with a further single bedroom/office and a family bathroom fitted with a full-length bath and separate shower cubicle.

Externally, the property benefits from a paved driveway to the front, providing off-road parking for multiple vehicles and leading to the garage. The fully

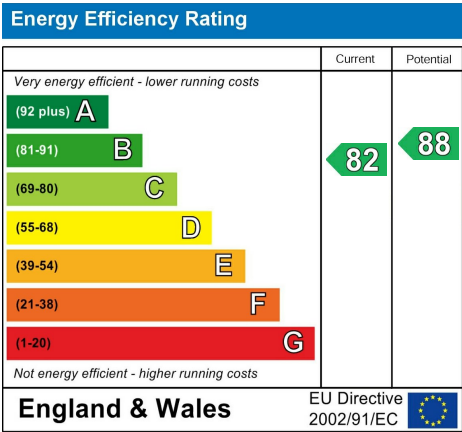
enclosed rear garden features a paved seating area adjoining the conservatory, opening onto a level, shaped lawn bordered by well-stocked flower beds, with pedestrian access to both sides of the property.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage. Air source heat pump.

SOLAR PANELS
A twin array solar panel system with integrated battery storage and Feed-in Tariff (FIT) is installed.

COUNCIL TAX
Band F







Approximate total area⁽¹⁾

233.1 m²

2508 ft²

Reduced headroom

2.8 m²

30 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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