



Linton Rise, Summercourt, TR8 5AE

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Agencies

Embrace the charm of countryside living with this exceptional five-bedroom bungalow, set within approximately four acres of scenic land. Boasting breathtaking views in every direction, this home offers both privacy and tranquillity behind a secure gated entrance. Designed for comfortable rural living, the property includes oil-fired central heating, generous parking for multiple vehicles, and a range of additional features. A two-berth caravan provides ideal guest accommodation, while a versatile outbuilding offers ample space for storage or creative pursuits. Whether you're seeking a peaceful retreat or a place to enjoy country pursuits, this property delivers a lifestyle of relaxation and space. Offered with no onward chain, a seamless move awaits. Early viewing is highly recommended to truly appreciate everything this countryside gem has to offer.

Asking Price £649,500 Freehold

Key Features

- Large detached five bedroom rural bungalow.
- Separate two berth caravan
- Kitchen with central island
- Generous parking area
- Oil fired central heating
- Workshop
- Gated drive
- Approx. 4 acres of land

Location

Ideally located between the villages of Summercourt and Quintrell Downs, near the picturesque coastal town of Newquay on the north Cornish coastline, this property offers easy access to some of Cornwall's finest attractions. Stunning beaches stretch along the coast from Watergate Bay to Padstow, popular with surfers and families alike. The area also provides a wide range of leisure activities, including horse riding, sailing, and scenic walking trails. For added convenience, Newquay Airport is just about 9 miles away, making travel easy and accessible.





The Property

The property opens into a spacious entrance hallway, providing access to all living and bedroom areas. The main reception room is generously sized, featuring a large window that frames sweeping views over the surrounding farmland. Its focal point is a charming open fireplace with an oak mantle. The kitchen and breakfast area are completed to a high standard, boasting a central island and modern appliances, including a Rangemaster oven with a double extractor—ideal for family cooking or entertaining. Two sets of French doors lead out to a spacious side terrace, perfect for alfresco dining and barbecues. Adjacent to the kitchen is a separate utility room and a cloakroom WC. The property offers up to five bedrooms, though some are currently used for additional purposes: one as a secondary reception room or snug, and another as a games room, showcasing the versatility of the space. Finally, a beautifully finished family bathroom includes both a bath and a double shower cubicle, completing the home's impressive internal accommodations.

Caravan

Set within this expansive property lies a charming four-berth caravan, boasting the comforts of LPG central heating. Step into the inviting open-plan living area, complemented by two snug bedrooms, one of which features an en-suite for added convenience. Shower room ensure. Notably, this caravan holds a certificate of lawfulness for residential use, offering a flexible and comfortable living arrangement amidst the picturesque surroundings

Externally

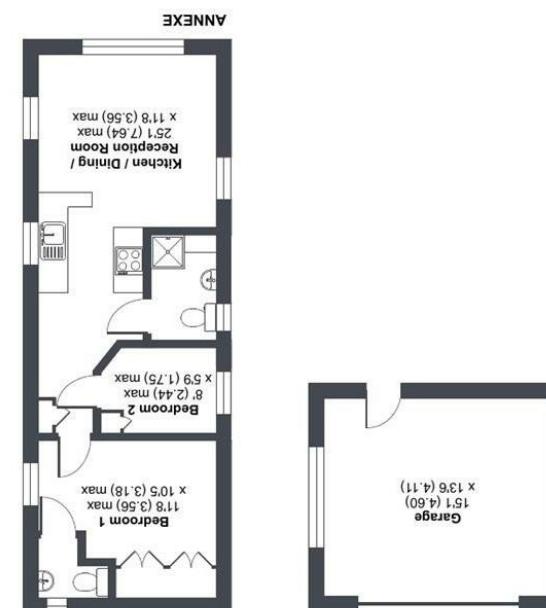
Linton Rise is nestled in a serene setting, surrounded by green spaces both at the front and rear. A gated driveway at the front provides privacy and security, while a secondary entrance on the right allows easy access to the rear of the property, where there is ample parking for multiple vehicles. The expansive grounds present excellent potential for paddocks and grazing, making it an ideal choice for equestrian or agricultural pursuits, and adding to the appeal of this countryside retreat.

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Rating	Score	Description
A	≥ 81 (plus)	Very energy efficient - lower running costs
B	81-86 (plus)	Good energy efficiency
C	69-80 (plus)	Standard energy efficiency
D	55-68 (plus)	Medium energy efficiency
E	39-54 (plus)	Medium to poor energy efficiency
F	21-38 (plus)	Poor energy efficiency
G	≤ 120 (plus)	Poor energy efficiency - higher running costs



Identification only - Not to scale

$$d_{\text{total}} = 2265 \text{ sq ft} / 210.4 \text{ sq m}$$

$$a_{\text{hex}} = 429 \text{ sq ft} / 39.8 \text{ sq m}$$

Approximate Area = 1836 sq ft / 100.5 sq m (includes garage)

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