

## 18 Stret Caradoc, Tregunnel Hill, Newquay, TR7 1GE



### **ATTRACTIVE IMMACULATELY PRESENTED 3 BEDROOM DETACHED HOUSE ON THIS HIGHLY DESIRABLE DUCHY DEVELOPMENT CLOSE TO NEWQUAY TOWN WITH GARDEN STUDIO/OFFICE, RENOVATED SINGLE GARAGE AND DRIVEWAY PARKING FOR 2 CARS**

- 3 first-floor bedrooms, master en-suite
- Small pane double glazing with automatic blind systems throughout
- Two-tier enclosed rear garden with full-width stone-paved patio
- Signature full-width rear kitchen/diner opening onto garden
- Rare detached house type with attractive copper-clad porch
- Generous side brick-paved drive for 2 cars plus garage
- DETACHED QUALITY GARDEN STUDIO/HOME OFFICE
- Immaculately presented and maintained throughout
- Planning approval granted for a rear extension
- Upper level sunny "creeping thyme" lawned garden

**Reduced To £470,000 Freehold**

Balustrade-fronted entrance with a slate bed floor beneath a large full-width copper canopy supported by pillars, complemented by a landscaped herb and shrub front garden finished with slate chippings. A period style courtesy lamp and granite step lead to the front door, which is fitted with a digital Yale security entrance system.

### **SPACIOUS ENTRANCE HALL**

Radiator with fitted cover. Turning staircase to the first floor with oak balustrade, with a storage cupboard beneath. Grey woodgrain effect flooring.

### **LOUNGE**

Front aspect small pane sealed unit double glazed sash window with automatic remote control and voice activated blinds. Two covered radiators. Two toned walls with a plain ceiling and inset dimmable LED spotlights. Polished marble fireplace surround with inset living flame gas fire.

### **DOWNSTAIRS WC**

Slate effect ceramic tiled floor. Half tiled walls. Radiator. Concealed cistern low level WC. Range of cupboards with semi-recessed handwash basin, black mixer tap, and full width vanity mirror above. Plain ceiling with ceiling light and extractor fan.

### **KITCHEN/'DINER**

This full width, rear aspect room has a slate effect ceramic tiled floor throughout. Radiator with fitted painted cover against a dark feature wall. From the hall, there is a dining area with ample space for a large family table, and double opening, sealed unit, double glazed small pane French doors with electronic lock leading onto the rear patio and providing access to the garden.

At the kitchen end, there is a comprehensive range of high-gloss white fitted kitchen units with brass effect curved handles under a white laminate worktop, incorporating a large matte ceramic white sink unit with mixer tap. Fitted single electric oven with four burner induction hob, extractor fan, and diffused glass toned splashback across the kitchen. Integral appliances include fridge, freezer, washing machine, dryer, and dishwasher. Rear aspect, sealed unit, double glazed small pane casement window overlooking the garden with automatic blinds.

### **FIRST FLOOR LANDING**

Loft hatch with loft lighting. Storage/coat cupboard. Separate deep over stairs storage cupboard.

### **BEDROOM NO.1**

Measurement includes a fitted range of wardrobes. Radiator. Front aspect sealed unit, double-glazed small-pane sash window overlooking the estate park area. Automatic blinds. Door to:

### **EN-SUITE SHOWER ROOM**

Recently remodelled, fully tiled two toned walls with co-ordinated stone-effect shower tiling. Automatic motion activated integrated ambient lighting. Concealed cistern low level WC with surrounding cupboards. Semi-recessed handwash basin with black mixer tap and cupboards beneath. Heated, light-up wall vanity mirror. Wall mounted heated towel rail with timer. Double walk in glass shower enclosure with recessed storage area and integrated lighting. Plain ceiling with recessed LEDs and extractor fan.

### **BEDROOM NO 2**

Rear aspect small pane sealed unit double-glazed sash window. Radiator. Measurement includes double door fitted wardrobe. Automatic blinds.

### **BEDROOM NO 3**

Rear aspect small pane sealed unit double glazed sash window. Bespoke large decorative fitted wardrobes. Radiator. Automatic blinds.

### **BATHROOM**

Front aspect sealed unit, double glazed small pane sash window with automatic blinds. Full length, side wood panel bath with glazed hinged shower door and thermostatic shower from taps. Heated, light up wall vanity mirror. Concealed cistern low level WC and semi recessed basin with polished chrome mixer tap and range of cupboards. Wall mounted heated towel rail with timer. Fully tiled walls in high gloss grey stripe tiling. Plain ceiling with ceiling light and extractor fan.

### **OUTSIDE FRONT**

Ornamental front entrance garden, along with a private side antique brick paved driveway providing wide and ample parking for two vehicles and leading to the single garage. Pedestrian access gate between the house and garage leads to the:

### **REAR GARDEN**

Lower level, stone paved, full width sheltered patio area, enclosed by the garage on one side and a high rendered and painted wall on the other, providing privacy and seclusion. External electric points and



cold and hot water taps for a beach shower, if required. Steps from the patio, with black external balustrading, lead to the main upper level garden area, featuring a stepping-stone inlaid creeping-thyme planted lawn. This is surrounded by stone paving, a slate bed with shrubs, olive trees, and high fencing, with a stone-paved rear landscaped patio and large, attractive timber pergola with outdoor power supply

### **GARDEN STUDIO/HOME OFFICE**

9'7 x 8'1 (2.92m x 2.46m)

Cedar clad with external motion activated lighting. Large double glazed aluminium doors to the front with large top hung aluminium side window. Integrated pine bench seat across the back wall. Power, internet connected lights, insulated walls, roof and floor.

### **GARAGE**

19'8 x 9'4 (5.99m x 2.84m)

Recently renovated, with new electric sealed canopy garage door. Laminate flooring with painted walls. Large boarded rafters providing ample storage above. Power and lighting. Composite pedestrian door with electric lock system from the lower level patio, providing direct access into the garage.

### **TENURE**

Freehold

### **SERVICES**

All mains

### **COUNCIL TAX**

Band D

### **PLANNING PERMISSION**

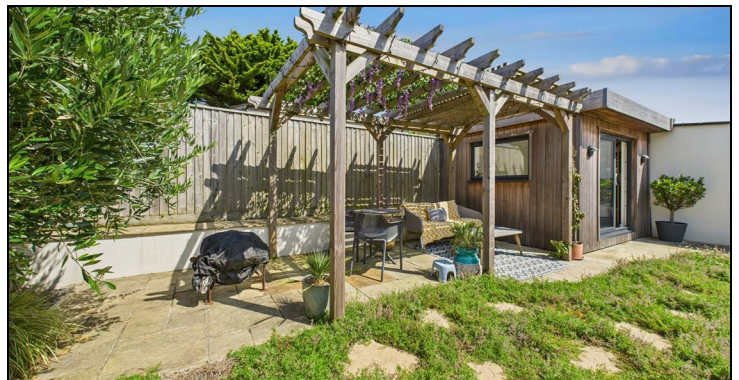
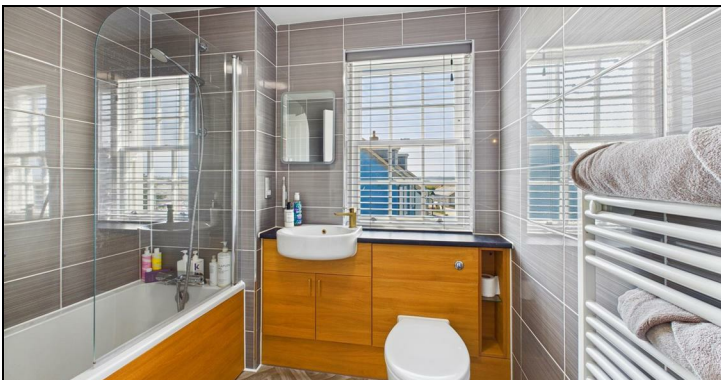
Planning approval was granted on the 3rd May 2023 for a living accommodation extension to the rear kitchen/diner under application number PA23/02008. Plans and CGI photos are available for inspection upon request or more information can be sourced on the Planning portal on the Cornwall Council website using the planning number above.


### **COMPLETION**

The current owners are buying a new-build property that is not yet completed. Completion of this house will not be available until Summer 2026. Actual date TBC.

### **ESTATE MANAGEMENT CHARGE**

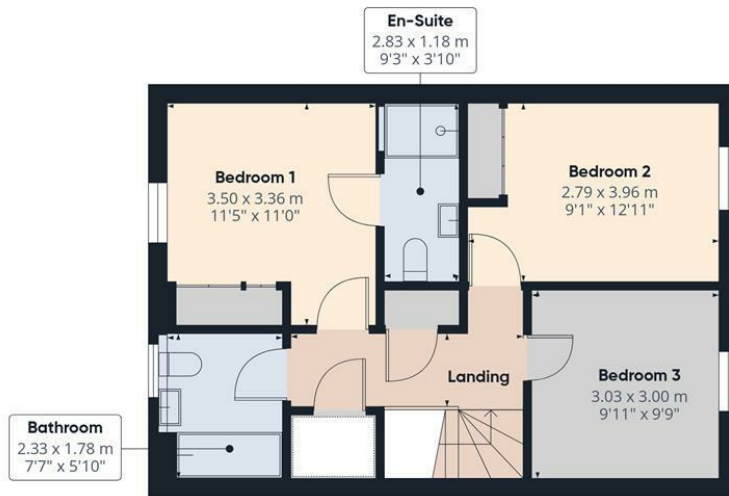
Annual Estate Management Charge for 2026 £179.43.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

95.7 m<sup>2</sup>  
1031 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

# Start & co

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