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14 Penhallow Road, Newquay TR7 3DA

£325,000

A BEAUTIFULLY REFURBISHED THREE BEDROOM, FAMILY HOME LOCATED ON PENHALLOW ROAD WITHIN WALKING DISTANCE OF THREE SCHOOLS AND PORTH BEACH. THIS PROPERTY OFFERS A SUPERB STANDARD OF ACCOMMODATION, A LARGER THAN AVERAGE WESTERLY FACING GARDEN, A GARAGE AND FAR REACHING VIEWS OF THE OCEAN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- BEAUTIFULLY REFURBISHED THREE BEDROOM FAMILY HOME
- LARGER THAN AVERAGE WESTERLY FACING GARDEN
- GARAGE
- WITHIN WALKING DISTANCE OF PORTH BEACH AND THREE SCHOOLS
- REPLACEMENT KITCHEN AND BATHROOM
- REWIRED, NEW BOILER AND HEATING SYSTEM
- FAR REACHING VIEWS OF PORTH ISLAND AND BEYOND
- OOZING CHARM WITH MANY ORIGINAL FEATURES AND MODERN TOUCHES
- SUPERB FAMILY HOME
- EPC AND FLOOR PLAN TO FOLLOW

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to 14 Penhallow Road. Beautifully refurbished throughout, this exceptional three-bedroom family home combines timeless character with stylish contemporary finishes, all in one of Newquay's most sought-after residential locations.

Tucked away just off Henver Road, Penhallow Road enjoys an enviable position close to both Porth and Lusty Glaze beaches, while Newquay's vibrant town centre is approximately one mile away. A scenic, largely level coastal walk leads into town, where you'll find an exciting mix of independent cafés, restaurants, watersports, boutique shopping and spectacular cliff-top walks. For everyday essentials, Chester Road's local shops and amenities are just a short stroll from the property.

Families are particularly well catered for, with Treviglas Academy, Newquay Tretherras and St Columb Minor Academy all within easy walking distance, making this an ideal long-term family home.

Porth Beach, one of Newquay's most popular bays, is only moments away. Sheltered by dramatic headlands, it offers golden sands, safe swimming and a relaxed atmosphere, while nearby Porth Island provides breathtaking coastal walks and panoramic views stretching towards Trevose Head.

Stepping inside, an entrance porch opens into a welcoming hallway, where the beautifully presented lounge sits to the front of the property. Bathed in natural light from a large bay window, this elegant reception room features tasteful décor and creates the perfect space to unwind with family and friends.

To the rear, the home opens into a stunning open-plan kitchen and dining room overlooking the west-facing garden. Thoughtfully redesigned, the contemporary kitchen offers an abundance of storage alongside sleek black fittings and integrated appliances including a dishwasher, washer dryer, electric oven and gas hob, with space for a freestanding fridge freezer. There is plenty of room for family dining, while a useful cupboard houses the modern combination boiler. Clever bespoke storage has also been created beneath the staircase, maximising every inch of space and reinforcing the kitchen as the true heart of the home.

The first floor offers three beautifully presented bedrooms. The principal bedroom enjoys wonderful views across Porth Island and out to the Atlantic Ocean, together with the luxury of a walk-in wardrobe. The remaining two bedrooms are equally stylish, all finished in elegant Farrow & Ball colour palettes and complemented by high-quality carpets throughout.

Completing the accommodation is a beautifully refitted family bathroom, featuring a bath with rainfall shower over, WC and wash basin, all finished with striking black fittings that create a contemporary, boutique feel.

The current owners have undertaken an extensive programme of improvements, including complete rewiring and replumbing, a replacement gas central heating system and boiler, new flooring throughout, tasteful redecoration using premium Farrow & Ball colours, and numerous additional upgrades. Importantly, many original period features have been retained, allowing the property to maintain its character while offering the comfort and efficiency expected of a modern home.

A real hidden bonus is the impressive loft space. Fully boarded with a Velux window, generous head height and spectacular coastal views, it offers excellent storage and exciting potential for future use, subject to any necessary consents.

Outside, the front garden is attractively landscaped for low-maintenance living, while the rear garden enjoys a desirable westerly aspect, capturing afternoon and evening sunshine. A generous lawn, paved patio adjoining the kitchen, and a substantial block-built shed create an excellent space for both entertaining and family life. A pathway at the rear provides convenient access to the property's garage.

In Summary, this is a truly turnkey home that has been renovated to an exceptional standard, allowing its next owners to simply move in and enjoy. Combining stylish interiors, quality craftsmanship, beautiful coastal views and a highly desirable location within walking distance of excellent schools, Porth Beach and local amenities, 14 Penhallow Road represents a rare opportunity to acquire one of Newquay's brilliant family homes.

Hallway
5.05m x 0.99m (16'7 x 3'3)

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Lounge
3.84m x 3.07m (12'7 x 10'1)

Kitchen Diner
4.45m x 3.20m (14'7 x 10'6)

Bedroom 1
3.20m x 2.84m (10'6 x 9'4)

Bedroom 2
3.18m x 2.97m (10'5 x 9'9)

Bedroom 3
2.03m x 2.03m (6'8 x 6'8)

Bathroom
2.13m x 1.57m (7'0 x 5'2)

Loft Room
4.98m x 3.48m (16'4 x 11'5)

Garage

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

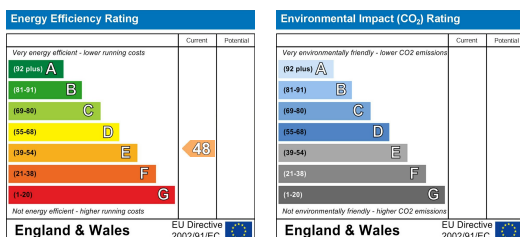
Pets are not permitted on any viewings.

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FLOORPLAN:



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