

# NEWQUAY PROPERTY CENTRE



AN ABSOLUTELY SUPERB FAMILY HOME IN THE MUCH SOUGHT AFTER VILLAGE OF ST MAWGAN. CLEVERLY EXTENDED TO A GOOD MODERN STANDARD' PERFECT FOR 21ST CENTURY FAMILY LIVING.



9 Lanherne Avenue, St Mawgan, Newquay  
TR8 4EL

£299,950  
Freehold

our ref: CNN5848

01637 875161



# IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Modern
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: D
- Council tax band: C
- Mains Services: water, electric and drainage
- Super family home
- Extended and spacious
- Bright and modern
- 20ft Kitchen with patio doors
- Great utility room and ground floor WC
- 17ft Master en-suite bedroom
- Integral garage and driveway
- Lovely sunny gardens with views
- Flowing open reception spaces



## OWNERSAYS...

“St Mawgan is just the most beautiful village and the school is amazing ”



## CONSIDER THIS...

There is potential (subject to consents) to create a "Granny Annexe" or similar by converting the garage, ground floor WC & utility, adding another degree of flexibility to this already great home



## MOREDETAIL...

This property in excellent decorative order and offers large, bright and airy accommodation perfect for modern family needs. The current owners have refurbished the property throughout as well as extending it both to the side over two floors and to the rear over one floor. These extensions give the property a balanced feel with a great amount of open plan reception space and four good bedrooms including a master en-suite. In principal the property consists of a spacious entrance hallway with stairs to the first. There is a good size front aspect living room which is semi-open plan to a separate dining area which in turn is semi-open plan to a rear kitchen/diner. This kitchen is 20ft in width looking out over the garden with patio doors providing access, has a modern range of light wood grain units with a "range" style oven. The kitchen style is mirrored in a good size separate utility room. From the utility room there is ground floor WC and access to a passage way and an integral garage. Finally on the ground floor which can be accessed from both the kitchen and hallway there is a walk through study area. Off from the first floor landing there are four bedrooms, the largest is a full length front to back master en-suite with fully equipped shower room, dual aspect windows and pretty valley views. These views are shared from the other rear aspect bedroom. Lastly there is a fully equipped family bathroom suite with modern white fittings and tiles, it also has a shower over the bath. Decoratively the property is in excellent condition with neutral colour schemes. There is uPVC double glazing and oil fired central heating and the general feel and flow is excellent. Outside to the front there is a block paved driveway providing off street parking for two, possibly three vehicles. At the rear of the gardens are laid to lawn, enclosed by mature hedgerow, enjoying both a sunny aspect and far reaching valley views with an elevated deck situated off from the back of the property which is perfect for the evening sunshine and family barbeques **VIEWING ESSENTIAL**



## THELOCATION...

St Mawgan is a much sought after pretty Cornish village nestled two miles back from Mawgan Porth on the North Cornish Coastline and within a few miles of St Columb Major. Famed and popular for its beautiful scenery particularly in the village centre with its Village Green excellent Primary School, superb Village Pub and useful Village Stores/Post Office.

### SHOPPING

- Village Shop - 0.3 miles
- St Columb Major - 3.4 miles
- Newquay - 6.1 miles

### RELAXING

- Village Park & Recreation Ground - 0.3 miles
- The Falcon Inn - 0.3 miles
- Mawgan Porth Beach - 2.2 miles

### TRAVEL

- Nearest Bus Stop - 0.3 miles
- Airport - 0.8 miles

### SCHOOLS

- St Mawgan Primary - 0.3 miles
- St Columb Primary - 5.1 miles
- Newquay Treviglas Secondary - 5.1 miles

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR8 4EL)



# THE FLOORPLAN...



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE DIMENSIONS...

### All Measurements Are Approximate

**Hallway**  
11' 6" x 5' 10" (3.50m x 1.78m)

**Open Plan Lounge/Diner**  
20' 9" overall living room area 14' 7" x 11' 6" (4.44m x 3.50m)

**Dining Room Area**  
14' 7" x 8' 9" (4.44m x 2.66m)

**Open Plan To :Kitchen/Diner**  
20' 5" x 9' 2" (6.22m x 2.79m)

**Utility And Ground Floor WC**  
11' 8" x 9' 9" (3.55m x 2.97m)

**Passage Way**  
15' 9" x 2' 11" (4.80m x 0.89m)

**Integral Garage**  
17' 11" x 8' 10" (5.46m x 2.69m)

**Walk Through Study**  
8' 7" x 5' 6" (2.61m x 1.68m)

**First Floor Landing**

**Bedroom One**  
17' 9" x 11' 10" (5.41m x 3.60m)  
maximum measurement

**En-suite**  
6' 4" x 5' 11" (1.93m x 1.80m)

**Bedroom Two**  
11' 10" x 11' 7" (3.60m x 3.53m)

**Bedroom Three**  
11' 9" x 8' 10" (3.58m x 2.69m)

**Bedroom Four**  
8' 11" x 7' 4" (2.72m x 2.23m)

**Bathroom**  
8' 10" x 5' 4" (2.69m x 1.62m)

## MORE INFO...

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