



10 Well Way, Newquay, Cornwall, TR7 3LR

A WONDERFUL DETACHED COASTAL CLOSE TO PORTH BEACH. FULLY DETACHED AND EXTENDED WITH THREE BEDROOMS INCLUDING TWO ENSUITES AND THE ENTIRE FIRST FLOOR DEDICATED TO A MASTER SUITE. INCREDIBLE SEA AND COAST VIEWS, GORGEOUS GARDENS AND HIGHLY DESIRABLE DETACHED GARDEN ROOM.

£575,000
Freehold

our ref: CNN9069

KEY FEATURES



3

- SUPER COASTAL HOME
- FULLY DETACHED AND EXTENDED
- TOP FLOOR MASTER SUITE
- AMAZING SEA AND COAST VIEWS
- THREE BEDROOMS AND TWO ENSUITES



3

- LOVELY ENCLOSED SUNNY GARDENS
- INTEGRAL GARAGE AND DRIVEWAY
- INCREDIBLE DETACHED GARDEN BUILDING
- TWO USEFUL BASEMENT ROOMS



3

Energy rating (EPC) **D**

Council tax band: **D**

SUMMARY

SUMMARY: Well Way is a highly desirable street within the much sought after coastal area of Porth. Consisting primarily of quality detached homes within close proximity to the beach and desirable secondary schools.

Number 10 is a fantastic size detached dormer style bungalow that has been vastly improved and greatly extended by the current vendors, with highly flexible accommodation and wonderful outbuildings including two fantastic basement rooms. In addition to this it has enclosed gardens, stunning sea views, sun deck, balcony as well as off street parking, integral garage and three great sized double bedrooms including two ensembles. For most buyers wish lists every box is ticked; this truly is a fantastic detached coastal home.

As you approach the property a lush front garden greets you with a mature mixture of native and tropical plants, that sides on to the driveway for secure off street parking. This driveway in turn leads to the garage and main entrance. A useful porch guides you into a fantastic large open, double height vaulted hallway. A bespoke, natural beech wood and glazed staircase rises to the first floor and is a wonderful contemporary feature.

Filtering off from the hallway there is a rear facing living room with full height and width patio doors looking out over the gardens and sea views. Plenty of natural light floods the room and there is ample space for family sized furniture with a focal fireplace that whilst not currently in use has the potential to be reinstated. The patio doors lead out onto a raised sundeck that also incorporates the stunning view and has steps down to the rear gardens.



The kitchen is positioned to the front of the home, fitted with a modern range of light wood shaker style units with space in the centre for a breakfast style table. There is an integrated eye level double oven, hob, extractor, and spaces for further white goods. There is access from the kitchen into the integral garage which also doubles as a utility space with full plumbing connected, benefiting from mains power within and an electric action door. From the kitchen there is also access to a separate dining room, like the living room it is positioned to the rear having a large window looking out over the gardens and also incorporating the gorgeous views, again plenty of space for a large family dining suite. From here there is access to a useful study with its own entrance and ground floor WC facilities.

The combination of the dining space off from the kitchen and next to the study and with its own toilet and entrance point gives this potential for a small granny annex or similar if required. As it stands it is a wonderful, flexible reception space.

Finally on the ground floor there are two great size double ensuite bedrooms on both the front and the rear elevations, one with shower ensuite and one with bath ensuite, the rear one also incorporates the stunning sea views.

Rising up onto the first floor the entire level is dedicated to the master suite with a wow factor open snug area having patio doors out onto a first floor balcony with frameless glass balustrade that incorporates the very best of the open sea and coast views. The great size double bedroom is next to the snug with fully fitted walk in wardrobe and Velux style windows and there is also a great sized fully fitted modern shower suite.

Throughout the property there is UPVC double glazing and gas fired central heating.

The rear gardens are a real feature, slightly sunken offering a wonderful degree of shelter and privacy, a great size for families and a safe place for children to play. Enclosed by mature hedgerow and perimeter walls/fencing that enjoy a westerly aspect for lots of day and evening sunshine.

Within the garden there is a fully detached contemporary garden building with a sleek natural cedar style exterior and anthracite grey double glazed windows. It is fully insulated and wired and offers a variety of uses. Perhaps a home office, gym, overspill accommodation or even kids' playroom, the list is endless.

Finally, the property benefits from two basement rooms underneath the home that offers great potential again for multiple uses in addition to general storage.

Viewing absolutely essential to fully appreciate everything this wonderful home has to offer. Agent's notes: Preliminary property details, awaiting Vendor verification.



ADDITIONAL INFO

We've truly loved living here, it's quiet and so close to the beach.



FLOORPLAN & DIMENSIONS

All measurements are approximate

Porch
5' 0" x 2' 9" (1.52m x 0.84m)

Entrance Hall
11' 4" x 9' 6" (3.45m x 2.89m)

Living Room
16' 0" x 13' 1" (4.87m x 3.98m)

Kitchen/Breakfast Room
12' 6" x 11' 10" (3.81m x 3.60m)

Dining Room
13' 0" x 10' 0" (3.96m x 3.05m)

Study
10' 1" x 7' 1" (3.07m x 2.16m)

Ground Floor WC
6' 10" x 2' 11" (2.08m x 0.89m)

Integral Garage
16' 8" x 10' 6" (5.08m x 3.20m)

Ground Floor Bedroom One Ensuite
11' 11" x 11' 10" (3.63m x 3.60m)

Ensuite Bathroom
6' 5" x 6' 0" (1.95m x 1.83m)

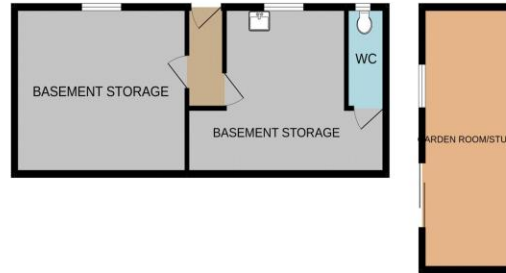
Ground Floor Bedroom Two Ensuite
13' 9" x 11' 0" (4.19m x 3.35m)

Ensuite
6' 4" x 6' 0" (1.93m x 1.83m)

First Floor Snug Area
14' 11" x 12' 8" (4.54m x 3.86m)

Balcony

GROUND FLOOR



1ST FLOOR



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