

# NEW QUAY PROPERTY CENTRE



A DELIGHTFUL DETACHED FAMILY HOME IN THE SOUGHT AFTER HISTORIC MARKET TOWN OF ST COLUMB MAJOR WITH DECEPTIVELY SPACIOUS ACCOMMODATION TO INCLUDE THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS WITH CONSERVATORY, AS WELL AS STUNNING GARDENS, PLENTY OF PARKING AND INTEGRAL GARAGE.



32 Penkernick Way, St. Columb,  
TR9 6BQ

£349,950  
Freehold

our ref: CNN9646

01637 875161

# IN BRIEF...

- Type: House
- Style: Detached
- Age: Modern
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 1
- EPC: D
- Council tax band:
- All mains services
- GORGEOUS DETACHED FAMILY HOME
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- 3 DOUBLE BEDROOMS AND 2 RECEPTION ROOMS
- CONSERVATORY
- INTEGRAL GARAGE & PAVED PARKING
- LOVELY FAMILY FRIENDLY GARDENS
- UPVC DG & GAS CENTRAL HEATING
- POPULAR FAMILY AREA
- SOUGHT AFTER MID COUNTY TOWN



## OWNERSAYS...

"I'm sure many people say this to you, but if we could just pick this house up and move it to where we're going, we would, we've loved this house!"



## CONSIDER THIS...

WHAT WE LOVE: 32 Penkernick Way is a rare find, offering the complete package for families seeking comfort, style, and a peaceful retreat. Don't miss the opportunity to make this your forever home. Contact us today for a viewing!

## MOREDETAIL...

**SUMMARY:** Discover your dream family home in this superb three double bedroom detached house, perfectly tailored to meet your needs. Nestled in a sought-after location, this property boasts size, convenience, beautiful gardens, and ample parking.

Step inside and be welcomed by an inviting hallway, complete with stairs leading to the first floor. The home's excellent maintenance is evident from the moment you enter, promising a hassle-free move-in experience.

The living room is a spacious, light-filled family haven, courtesy of a large front aspect window. A natural stone fireplace, complemented by a living flame gas fire, offers cosy warmth, and there's even the possibility of installing a trendy log burner if you desire.

Moving to the rear of the house, you'll find a formal dining room with abundant space for a large table. This room sits conveniently adjacent to the kitchen, and you'll be delighted to know that there's tremendous potential to create an open-plan living space - a highly popular feature in modern homes.

The kitchen is equipped with a modern range of units and ample room for your appliances, some of which can be negotiated into the sale for the right price. Connecting from the dining room is a charming conservatory, offering serene garden views and additional practical living space.

Completing the ground floor is a spacious integral garage, complete with a WC suite. This area presents further potential for reconfiguration, whether as additional living space to suit a dependent relative or kept for its intended use as a garage.

Upstairs, three generously sized double bedrooms await, many with convenient eaves storage. The main family bathroom is a highlight, featuring a bath suite and a separate shower cubicle. The home is beautifully maintained, benefitting from UPVC double glazing and gas-fired central heating throughout.

Outside, a block-paved driveway ensures comfortable off-street parking. A neatly manicured, low maintenance lawned garden sits to the side, and side access adds to the overall convenience. The rear gardens are a true delight – level, sun-soaked, and perfect for children's playtime and adult relaxation. A nearly new garden shed adds to the practicality of this outdoor haven.



## THELOCATION...

**LOCATION:** Nestled in mid Cornwall, St Columb Major is a historic market town that beckons homebuyers with its timeless charm and near coast convenience. Dating back to the 14th century, this town exudes character, with a medieval market square and architecture that transports you to a bygone era.

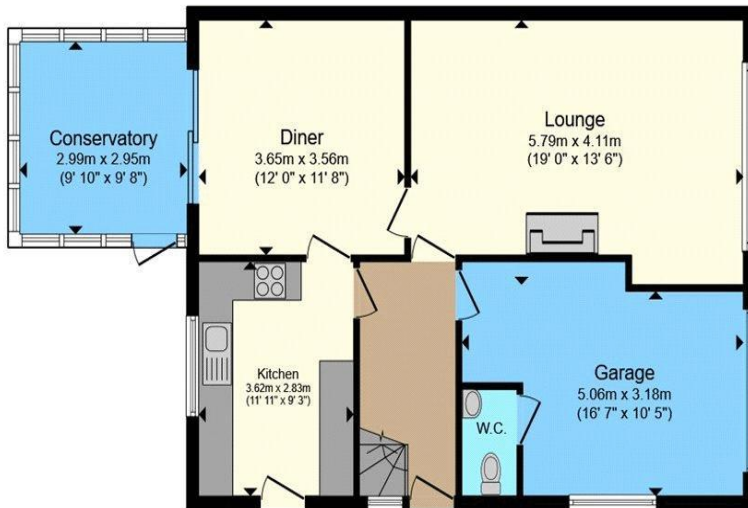
Positioned just a few miles from the captivating North Cornish coastline, St Columb Major offers the best of both worlds. You can explore pristine beaches, rugged cliffs, and savour the sea breeze within minutes by car of your doorstep. Plus, excellent road connections, including the A30 and A39, make it effortless to reach other Cornish towns and cities.

This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging. Nature enthusiasts will relish the proximity to the North Cornish coastline, perfect for surfing, hiking, and enjoying spectacular sunsets.

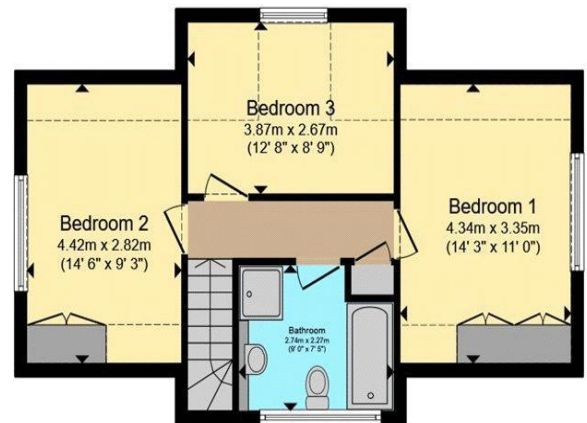
Families benefit from quality education options nearby, and essential services, including healthcare facilities, ensure practicality. St Columb Major offers a unique blend of history, convenience, and natural beauty, making it an ideal place to call home in the heart of Cornwall.



# THE FLOORPLAN...



**Ground Floor**



**First Floor**

Total floor area 128.1 sq.m. (1,379 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## THE DIMENSIONS...

### Entrance Hallway

### Living Room

19' 0" x 13' 6" (5.79m x 4.11m)

### Dining Room

12' 0" x 11' 8" (3.65m x 3.55m)

### Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

### Conservatory

9' 10" x 9' 8" (2.99m x 2.94m)

### First Floor Landing

### Bedroom One

14' 3" x 11' 0" (4.34m x 3.35m)

### Bedroom Two

14' 6" x 9' 3" (4.42m x 2.82m)

### Bedroom Three

12' 8" x 8' 9" (3.86m x 2.66m)

### Bathroom

9' 0" x 7' 5" (2.74m x 2.26m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.