



26a West Road, Quintrell Downs, Newquay, Cornwall, TR8 4LD

TOTALLY UNIQUE ONE-OFF DESIGN, CUSTOM BUILT AND OWNED FROM NEW. SUPERB EXECUTIVE STYLE DETACHED DORMER BUNGALOW ON LARGE PRIVATE PLOT. FIVE DOUBLE BEDROOMS, TWO LARGE RECEPTION ROOMS, EXPANSIVE GARDENS, HUGE SWEEPING GATED DRIVEWAY, NEAR DOUBLE DETACHED GARAGE AND NO CHAIN.

£564,950
Freehold

our ref: CNN9606

KEY FEATURES



5

- PRIME LOCATION IN QUINTRELL DOWNS
- CUSTOM-BUILT BY RENOWNED LOCAL BUILDER
- GATED DRIVEWAY WITH AMPLE PARKING
- SPACIOUS PORCH AND GRAND HALLWAY
- LIGHT-FILLED LIVING ROOM WITH LOG BURNER
- LARGE KITCHEN WITH DUAL ASPECTS
- TRANQUIL SUNROOM WITH GARDEN VIEWS
- OPULENT MAIN BATHROOM SUITE
- FIVE BEDROOMS & TWO RECEPTION ROOMS
- LUSH, MATURE GARDENS WITH OPEN FIELD VIEWS



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Energy rating (EPC) **E**

Council tax band: **F**

SUMMARY

Welcome to 26a West Roads, a hidden gem nestled in the heart of Quintrell Downs. This bespoke home, crafted in the mid-1980s by a renowned local builder, presents a rare opportunity for those seeking a unique living experience in one of the area's most coveted locales.

As you approach 26a West Roads, you'll be greeted by a gated driveway, sheltered by mature trees, offering privacy and seclusion from the road. The paved driveway effortlessly sweeps from the front to the rear of the property, providing ample parking space for vehicles of all sizes, including a near-double-sized garage with an electric action door.

Step through the spacious porch and into the grand open hallway, where a turning staircase sets the tone for the elegance and charm found throughout the home. The ground floor boasts seamless flow, with a generously sized living room bathed in natural light from dual-aspect windows, including patio doors, and featuring a cosy log burner for added warmth and ambiance.



Adjacent to the living room, the kitchen awaits, offering a fantastic space for family gatherings with a full range of older fitted units, eye-level oven and microwave, hob, extractor, and under-counter fridge. The kitchen, also dual aspect with patio doors, seamlessly transitions into a practical and spacious utility room. Beyond lies a large sunroom, providing a tranquil second reception space with delightful garden views.

The ground floor further offers an opulent main bathroom suite, complete with a feature oval bath and separate shower, along with two double bedrooms, one currently used as a formal dining room, adding flexibility to the layout.

Ascending the turning staircase, you'll discover three more bedrooms on the first floor, two large doubles, and one small double, offering ample accommodation for a growing family or visiting guests. Typically, there's an additional spacious shower suite on this level. While the home boasts night storage heating and quality hardwood double glazing, it presents an opportunity for cosmetic upgrading to bring it in line with modern tastes and preferences.

Outside, the lush and mature gardens envelop both the front and rear of the property, with the rear garden offering surprising spaciousness and stunning open field views once the mature hedgerow is trimmed back to reveal its full potential.

Don't miss the chance to make 26a West Roads your own, where timeless charm meets modern living in one of Quintrell Downs' most desirable locations. Schedule a viewing today and unlock the potential of this exceptional property.

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ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Large sweeping Driveaway & Garage

Heating and hot water: Electric Night Storage Heating. Electric Immersion

Accessibility: Level to Front and Rear

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

7' 8" x 4' 7" (2.34m x 1.40m)

Hall

18' 2" x 13' 2" (5.53m x 4.01m)

Lounge

20' 3" x 14' 0" (6.17m x 4.26m)

Kitchen & Utility

17' 2" x 13' 3" (5.23m x 4.04m)

Utility

11' 4" x 5' 10" (3.45m x 1.78m)

Conservatory

17' 7" x 12' 11" (5.36m x 3.93m)

Bedroom 1

13' 7" x 11' 4" (4.14m x 3.45m)

Bedroom/Dining

13' 4" x 11' 4" (4.06m x 3.45m)

Bathroom/Shower Room

12' 0" x 10' 0" (3.65m x 3.05m)
(Max Measurements)

First Floor Landing

17' 10" x 12' 4" (5.43m x 3.76m) Inc Stairs

Bedroom 2

15' 4" x 11' 4" (4.67m x 3.45m)
Inc Wardrobes

Bedroom 3

15' 4" x 11' 4" (4.67m x 3.45m)
Inc Wardrobes

Bedroom 4

9' 7" x 9' 0" (2.92m x 2.74m)

Double Shower

11' 10" x 6' 0" (3.60m x 1.83m)

Garage

GROUND FLOOR

1ST FLOOR



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