

NEWQUAY PROPERTY CENTRE



A LARGE EXECUTIVE STYLE DETACHED HOME WELL SUITED TO LARGER FAMILIES WITH PERHAPS DEPENDANT REQLATIVES OR THOSE SEEKING A HOME WITH INCOME POTENTIAL. 5 DOUBLE BEDROOMS, 2 EN-SUITES, 2 RECEPTION ROOMS AND 2 SELF CONTAINED GARDEN ANNEXES. SUPERB FAMILY FRIENDLY LOCATION NEAR TO LOCAL AMENTIES.



43 Henvver Road, Newquay, TR7 3DQ

£535,000
Freehold

our ref: CNN6633

01637 875161

IN BRIEF...

- Type: House
- Style: Detached
- Age: Older
- Bedrooms: 5
- Reception rooms: 2
- Bathrooms: 3
- EPC: D
- Council tax band: D
- ALL MAINS SERVICES
- LARGE FULLY DETACHED FAMILY HOME
- 2 SELF CONTAINED GARDEN ANNEXES (INCOME POTENTIAL)
- 5 BEDROOMS, 2 EN-SUITES (MAIN HOUSE)
- FANTASTIC LOCATION NEAR SCHOOLS AND BEACHES
- LARGE DRIVEWAY FOR PLENTY OF PARKING
- SPACIOUS ENCLOSED PRIVATE GARDENS
- HOT TUB, GARDEN BAR AND LARGE WORKSHOP
- IDEAL FOR LARGER FAMILIES WITH DEPENDANT RELATIVES
- 32FT OPEN PLAN LOUNGE/DINER/KITCHEN



OWNERSAYS...

“With six children between us and enough space for other dependant relatives over the years this has been a fabulous home for us all. We’ve enjoyed brilliant garden parties and many happy times, but now it’s time for us to downsize.”



CONSIDER THIS...

WHAT WE LOVE: What stands out about this home is its spacious and flexible layout, ideal for larger families, the potential for rental income with the garden annexes, and its prime location near amenities and stunning beaches, all with the opportunity for future personalisation.

MOREDETAIL...

SUMMARY: Presenting 43 Henvver Road, a remarkable executive-style detached family home in an exceptional location. This property offers daily amenities, sought-after schools, and Newquay's finest beaches within a short walk.

This home features an incredibly flexible layout, making it perfect for larger families, those with dependent relatives, or anyone looking for income potential. The main house comprises 5 bedrooms, 2 with en-suites, and 2 spacious family reception areas. However, one of the most impressive features is found at the rear of the property, where two self-contained garden annexes await. One of these annexes has proven to be a popular Airbnb-style holiday let.

Adding to the property's appeal are stunning gardens and ample off-street parking. A walled-in driveway offers parking for multiple cars, while a smart replacement composite door welcomes you into this double-fronted home of distinction.

Upon entering, you'll be greeted by a spacious hallway with attractive tiled flooring, useful storage, and a staircase. To one side, there's a fantastic open-plan family kitchen/dining/living room that spans an impressive 32ft+. This space includes a bay-windowed living room at the front and a beautifully refitted gloss-finish kitchen at the rear, complete with a sociable island unit/breakfast bar with quartz tops. Integrated appliances, including twin eye-level ovens, a microwave, coffee machine, hob, extractor, wine cooler, and rear utility area, ensure convenience. Bi-fold doors lead to the rear garden.

On the opposite side of the hallway, a potential granny annex comprises a separate yet connected ground floor double bedroom and a living room. Upstairs, four well-proportioned double bedrooms await, two of which have fully fitted shower en-suites. The main family bathroom features a modern white suite and stunning floor-to-ceiling tiling. The loft is already fitted with Velux style windows and is crying out for conversion, and whilst it doubtful you'll need more space, this is definitely an option buyers could explore.

The rear gardens offer privacy and space for the whole family, featuring a level lawn with a mature pear tree, a large, sheltered patio with a covered pergola, an outdoor garden bar, hot tub, and a spacious workshop.

Completing this exceptional property are two fully self-contained garden annexes, both with a consistent letting history in both residential and holiday letting. Each annex includes a lounge, kitchen, double bedroom, and a shower suite.

Additional features include gas-fired central heating and UPVC double glazing throughout the main house. While this property is already a complete package, there is still plenty of potential to add your own personal touch and further enhance this remarkable home.



THELOCATION...

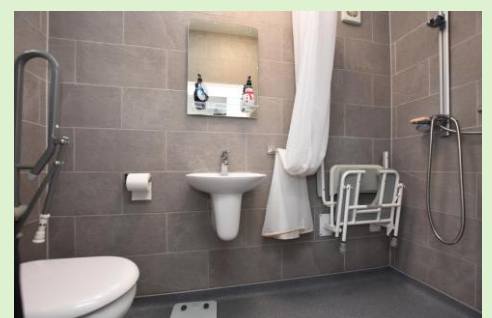
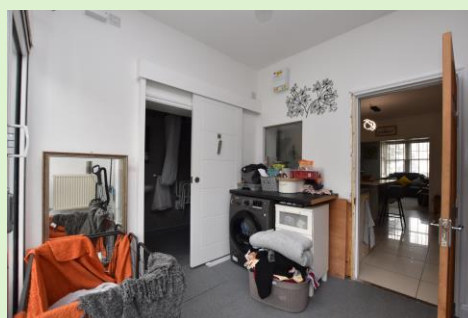
LOCATION: Henvver Road is sometimes known as the gateway to Newquay, situated on the outside and one of the main access points into the town itself, always popular with families owing to its close proximity to the gorgeous local beaches, not too far out from the main town and of course very close to many popular schools.

This particular property is closer to the town side of Henvver Road which also benefits from being very close to Chester Road amenities. It is also close to main secondary schools and with catchment areas being key know to securing a place in the secondary school of your choice this location is perfect for families whichever of the two you choose.

The closest beach is Lusty Glaze or Tolcarne which is a short walk away, a lovely, low lying sandy cove with gorgeous, safe bathing waters surrounded by a rugged coastline. Great for water sport enthusiasts and families in equal measure, with various amenities including a gorgeous pub right on the beach.

Henvver Road benefits from an active bus route which operates in and out of the town on regular daily intervals and when walking into the town from Henvver Road you take in a stunning open cliff top view as you approach over the Barrowfields and along Newquay Bay. The town can be reached on foot a short walk away.

A recently opened Co-op superstore and petrol forecourt is positioned at the other end of Henvver Road. This is just a fantastic place to live, rent, or holiday that would suit a variety of buyers and is perfectly suited to the family market.



THE FLOORPLAN...



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans 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...

Hallway
18' 0" x 6' 10" (5.48m x 2.08m) plus cupboards and stairs

Living/Dining/Kitchen Area
32' 7" x 11' 11" (9.92m x 3.63m)

Utility room
9' 0" x 8' 0" (2.74m x 2.44m)

Wet Room
7' 7" x 3' 7" (2.31m x 1.09m)

Living/Bedroom (Annexe Potential)
24' 1" x 11' 9" (7.34m x 3.58m) Maximum Overall

First Floor Landing
15' 9" x 6' 11" (4.80m x 2.11m)

Bathroom
11' 10" x 6' 2" (3.60m x 1.88m)

Bedroom 1
12' 1" x 11' 8" (3.68m x 3.55m)

En-suite
7' 1" x 7' 1" (2.16m x 2.16m)

Bedroom 2
10' 5" x 9' 10" (3.17m x 2.99m)

En-suite
7' 4" x 4' 0" (2.23m x 1.22m)

Bedroom 3
12' 0" x 9' 10" (3.65m x 2.99m)

Bedroom 4
11' 9" x 8' 10" (3.58m x 2.69m)

Annex 1

Annex 2

Workshop
16' 7" x 11' 11" (5.05m x 3.63m)

MORE INFO...

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web: 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.