

NEWQUAY PROPERTY CENTRE



A STUNNING FAMILY HOME IN THE IDYLIC VILLAGE OF ST MAWGAN WITH REFURBISHED ACCOMODATION TO INCLUDE 3 DOUBLE BEDROOMS, INCREDIBLE OPEN PLAN LIVING SPACE, GARAGE, PARKING AND BEAUTIFUL SUNNY GARDENS



9 Carloggas Farm Cottages, Carloggas, St.
Mawgan, Newquay, TR8 4EQ

£325,000
Freehold

our ref: CNN7576

01637 875161

IN BRIEF...

- Type: House
- Style: End Terrace
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: C
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- MODERN FAMILY HAVEN WITH REFURBISHED INTERIORS
- BRIGHT OPEN LIVING SPACE WITH LOG BURNER & BI-FOLD DOORS
- THREE SPACIOUS DOUBLE BEDROOMS, ALL WITH FITTED WARDROBES
- CHARMING CUL-DE-SAC LOCATION IN COMMUNITY FOCUSED VILLAGE
- CORNISH VILLAGE CHARM, YET CONVENIENTLY CLOSE TO NEWQUAY
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- LUXURIOUS OUTDOOR WESTERLY-FACING GARDEN
- UPVC DOUBLE GLAZING, EFFICIENT OIL-FIRED HEATING
- OFF STREET PARKING, GARAGE & STORAGE



OWNERSAYS...

“We fully ingratiated ourselves into village life and met many friends here, it’s such a warm and inviting community and a lovely place to raise a family.”



CONSIDER THIS...

WHAT WE LOVE: 9 Carloggas Farm Cottages embodies the perfect fusion of modern luxury and village charm, offering a serene lifestyle for families seeking both convenience and community-driven living. Don't miss the opportunity to make this exquisite property your forever home. Contact us today to arrange a viewing and experience the magic of St Mawgan living at its finest.

MOREDETAIL...

Introducing 9 Carloggas Farm Cottages: Your Idyllic Retreat in beautiful St Mawgan village.

Discover the epitome of modern family living in this delightful residence nestled within the picturesque village of St Mawgan. With its refurbished interiors, luminous open living areas, and three generously sized double bedrooms, this contemporary gem promises a harmonious blend of comfort and convenience.

Nestled at the end of a sought-after cul-de-sac, 9 Carloggas Farm Cottages offers families the perfect balance between proximity to the bustling town of Newquay and the charm of a community-focused life in the enchanting Cornish village of St Mawgan. Set against the backdrop of stunning surroundings, this residence captures the essence of countryside allure while providing easy access to essential amenities and the highly acclaimed St Mawgan primary school.

Step inside and experience the result of extensive upgrades by the current owners, tailored to fulfil the desires of modern families. A well-maintained tarmac driveway welcomes you, leading to the integral garage that conveniently provides parking space and additional storage. The front garden, both manageable and versatile, presents an opportunity for potential parking expansion if desired.

Pass through the inviting front entrance into a spacious hallway designed for practicality, complete with ample storage for coats and shoes. Beyond the entrance, a spectacular open plan lounge/diner awaits, featuring a stylish log burner in the front lounge area that accommodates family-sized furniture perfectly. The rear dining space is illuminated by abundant natural light streaming through large bi-fold doors that effortlessly merge indoor and outdoor living, and flow seamlessly into neighbouring kitchen.

The kitchen showcases a harmonious blend of matte black base units and glossy grey wall units, elegantly paired with solid oak work surfaces. Integrated appliances including an oven, hob, extractor, and dishwasher complete the ensemble, while additional space accommodates extra white goods. A back door offers secondary garden access, while an integral door leads to the spacious garage, an ideal haven for both parking and family storage.

Ascending to the first floor reveals three inviting bedrooms, each boasting fitted wardrobes that combine practicality with style. The front-facing bedrooms offer captivating rooftop views of the countryside, and the master bedroom features an added dressing table area. The bathroom and toilet, thoughtfully placed side by side but separate. The bathroom also features fully tiled walls and a convenient step-in shower.

Throughout the property, UPVC double glazing and oil-fired central heating provide both warmth and energy efficiency, enhancing the comfort of your living experience. The entire residence is beautifully adorned in light modern tones, offering a canvas for personalization and ease of decoration.

Saving the best for last, the rear gardens stand as a testament to the homeowner's dedication to crafting an outdoor paradise. Meticulously landscaped and basking in the warmth of a westerly facing aspect, the gardens offer a large sandstone patio for relaxation and a secure upper-level lawn for play. Mature beds, plants, and fruit trees grace the landscape, while a charming bench seat nestled into the patio adds a touch of serenity. Side access provides convenience and enhances the overall functionality of this outdoor haven.



THELOCATION...

LOCATION: St Mawgan (Mawgan in Pydar) is a village and parish situated approximately four miles North of the catchment town of Newquay.

The nearby neighbouring village of Mawgan Porth has a large family friendly golden sand beach that has achieved the highest UK standard for bathing water quality. Surrounded on two sides by rugged coastline that meets the Southwest coastal path. It is often regarded as one of the best beaches in not only Cornwall, but also the UK.

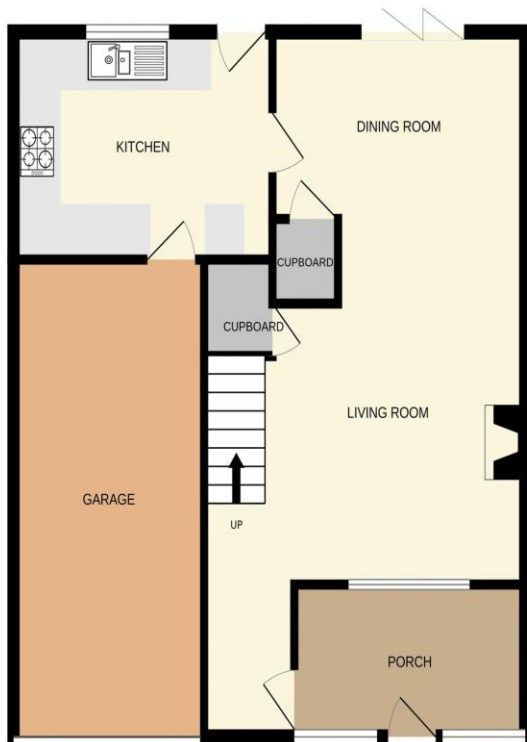
St Mawgan has to be one of the prettiest villages locally and as such one of the most in demand. Nestled in the wooded Lanherne Valley with the River Menalhyl running through it. The thriving community centres around the picturesque village green, 13th century church, Ofsted outstanding Mawgan-in-Pydar primary school, village store/post office and the amazing Falcon Inn; a traditional village pub serving hearty meals, many guest ales and having a beautiful beer garden for all the family to enjoy.

The property is conveniently positioned within a short downhill walk to the village centre. St Mawgan is perhaps best known as the home of the nearby Newquay Cornwall Airport offering flights to a variety of National and International destinations including daily flights to London. For added convenience the major towns of Newquay, Wadebridge, Padstow, St Austell and the Cathedral City of Truro are all easily accessible by car within four to twenty miles.

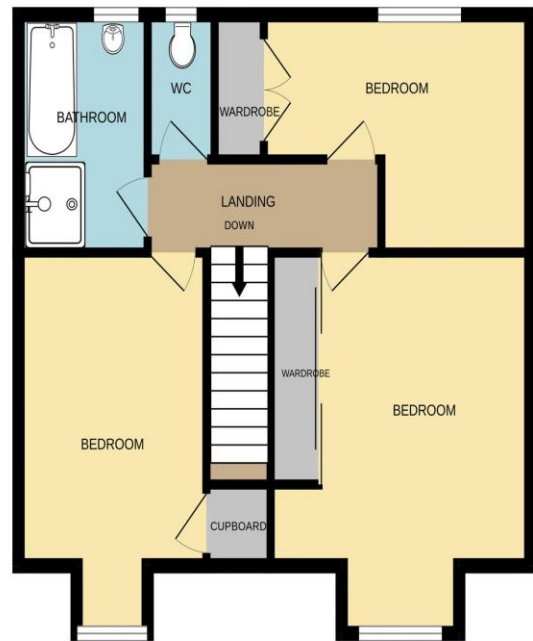


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



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

Porch

9' 1" x 4' 9" (2.77m x 1.45m)

Open Plan Lounge/Diner

23' 4" (7.11m) overall x 15' 3" (4.64m) in the living room narrowing to 11' 11" (3.63m) in the dining room

Kitchen

12' 6" x 8' 8" (3.81m x 2.64m)

First Floor Landing

Bedroom One

12' 1" x 12' 0" (3.68m x 3.65m) into wardrobes plus bay window

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m) plus wardrobes and bay window

Bedroom Three

L-shaped room 13' 0" x 8' 11" (3.96m x 2.72m) maximum narrowing to 7' 2" (2.18m)

Bathroom

8' 11" x 6' 1" (2.72m x 1.85m)

Separate WC

5' 9" x 3' 3" (1.75m x 0.99m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
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.