



**NEWQUAY**  
PROPERTY  
CENTRE



## **2 Kestle View, Sunnyside, Quintrell Downs, Newquay, Cornwall, TR8 4SA**

A STUNNING FULLY RESIDENTIAL PARK HOME ON SUNNYSIDE PARK IN QUINTRELL DOWNS. NEW IN 2019, A 45 X 20 DOUBLE UNIT WITH TWO DOUBLE BEDROOMS, LOVELY OPEN LIVING, LARGE SOUTH FACING DECK, COUNTRY VIEWS, WRAP AROUND GARDENS AND OFF-STREET PARKING AND GARAGE.

**£230,000**  
Non Standard Tenure

our ref: CNN8332

## KEY FEATURES



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- QUALITY 2019 45 X 20 RESIDENTIAL PARK HOME



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- NEWQUAY'S NEWEST AND ARGUABLY BEST RESIDENTIAL PARK



2

- SPACIOUS ACCOMODATION WITH 2 DOUBLE BEDROOMS

- MASTER ENSUITE BEDROOM WITH WALK IN WARDROBE

- MODERN OPEN PLAN KITCHEN/DINER WITH APPLIANCES

- UPGRADED MAIN SHOWER SUITE

- STUNNING VIEWS FROM LARGE SOUTH FACING DECK

- WRAP AROUND LEVEL GARDENS

- PAVED PARKING AND DETACHED GARAGE

- LOVELY CUL-DE-SAC OF ONLY 8 HOMES

Energy rating (EPC) **N/A**

Council tax band: **A**

## SUMMARY

Kestle View offers an exclusive opportunity for those seeking luxurious, modern living within the serene surroundings of Sunnyside Park in Quintrell Downs, just outside Newquay, Cornwall. This premier cul-de-sac on Sunnyside Park comprises only 8 full residential, luxury park homes, ensuring a private and upscale living experience.

Number 2 Kestle View stands as a testament to the quality and elegance of this community. Built in 2019, this 45' x 20' fully residential park home boasts exquisite fixtures and fittings throughout. Positioned on a generous south-facing plot, it offers stunning countryside views and enjoys ample natural light.

Upon entering, residents are greeted by an inviting entrance hall with convenient storage cupboards. The heart of the home lies in the open-plan kitchen/diner, designed to impress with its high gloss finish, natural stone work surfaces, and full integrated appliances. A breakfast bar adds functionality, while oak double doors lead to the spacious living room, which features patio doors opening onto the south-facing decking and gardens, creating a seamless indoor-outdoor flow.



Accommodation comprises two generously sized double bedrooms, including a master suite complete with a walk-in wardrobe and a fully fitted shower en-suite. The property also boasts a beautifully appointed family shower room, maintaining the same standard of luxury found throughout, including LPG central heating and Anthracite grey UPVC double glazed windows.

Outside, a large, paved driveway provides plenty of off-street parking, the gardens extend to all four side of the home in a low maintenance style which culminates in a fantastic south facing deck to soak up the sunshine and gaze at the far-reaching country views. This home also has a detached garage which was an additional extra when new.

Catering specifically to the over 50s market, Kestle View provides the perfect blend of comfort, convenience, and community. Whether individuals or couples, residents can relax and enjoy their sunset years in style, surrounded by like-minded neighbours in a picturesque setting. With easy access to daily amenities and breathtaking countryside views, Kestle View offers a truly exceptional lifestyle opportunity in Quintrell Downs, just outside Newquay.

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## THE LEASE:

Length of Lease: Tenure in Perpetuity

Lease Start Date: 2019

Ground rent: £199 pcm

Ground rent review period: Annually

Freeholder: Sunnyside Park

Residential letting: No

Holiday letting: No

Pets: Yes

Any other relevant lease info: Over 50's site

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. Private Gas

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

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

Parking: Paved Parking x 2/3 cars

Heating and hot water: LPG Gas Central Heating for both

Construction: Residential Park Home

Covenants: Over 50's

Accessibility: Level with stepped entrance.



# FLOORPLAN & DIMENSIONS

## Hallway

6' 1" x 3' 11" (1.85m x 1.19m)

## Open Plan Kitchen/Diner

18' 11" x 13' 3" (5.76m x 4.04m) Maximum measurements

## Living Room

18' 11" x 12' 0" (5.76m x 3.65m)

## Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

## Walk in Wardrobe

6' 6" x 3' 4" (1.98m x 1.02m)

## En-suite

6' 6" x 5' 1" (1.98m x 1.55m)

## Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)

## Main Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

## Full Wrap Around Deck



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