



Maen Lodge, Newquay, TR8 4HZ

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Agencies



# £495,000

- Beautiful Countryside Location
- Ample Parking For Three Cars
- Solar Thermal and PV Solar Panels
- Far Reaching Countryside Views
- South Facing Private Front Garden
- Eco-Friendly Air Source Heat Pump
- Four Bedroom Detached House
- Underfloor Heating

A stunning new-build four-bedroom home in the rural hamlet of Tregaswith, offering peace, privacy, and panoramic countryside views. Designed for modern living with open-plan interiors, underfloor heating, and a sleek high-spec kitchen with NEFF appliances throughout. Includes a ground floor en-suite bedroom and a versatile fourth bedroom or home office, with two large double bedrooms to the first floor, enjoying far reaching rural views, and serviced by a family bathroom. Eco-friendly features throughout include an air source heat pump, solar thermal and PV, and EV charger readiness. South-facing garden, private driveway for three cars, and just minutes from Newquay, the A30, and the airport. Early viewing is highly recommended.

## Location

Tregaswith is a peaceful rural hamlet in the heart of Cornwall, ideally located with excellent access to nearby towns. The popular seaside resort of Newquay is only 5 miles away, while the historic market town of St Columb Major lies just 3 miles to the east. The location offers quick access to the A30 providing an easy link in and around Cornwall. Despite its countryside setting, Tregaswith offers strong transport links, with Newquay Airport just a 5-minute drive and rail services from Newquay station connecting to the wider national network. Regular local bus routes further enhance connectivity, making Tregaswith a well-connected yet tranquil place to call home.

## The Property

Entering through the composite front door, you're welcomed by a spacious hallway with ample room for neatly storing coats and shoes beneath the staircase. The ground floor is finished with oak-effect herringbone LVT flooring, complete with underfloor heating that runs throughout the entire level. Just off the hallway is a convenient downstairs WC, and a generously sized double bedroom featuring an en-suite. The en-suite includes a bi-fold glass shower unit, a wash basin with integrated storage, an LED-lit vanity mirror, and a low-level WC. A sliding wooden door to the en-suite maximises usable space within the bedroom.

A fourth bedroom or study offers a flexible space that works well as a home office or single bedroom and includes a useful built-in storage cupboard.

At the heart of the home, the open-plan living space is bright and airy with large sliding doors at the front. This area includes a newly fitted kitchen with granite worktops and an undermounted one-and-a-quarter stainless steel sink, complemented by a sleek tap with an adjustable hose. The kitchen is equipped with high-quality integrated NEFF appliances, including a fridge/freezer, microwave, electric oven, and a four-ring induction hob with built-in extraction. An oak door leads to the utility room, which offers space for a washing machine and tumble dryer, as well as an integrated under-counter freezer. A double-glazed door provides direct access to the rear of the property.

Upstairs, a striking oak staircase with glass balustrades leads to the first-floor landing, where a storage cupboard houses the boiler. The family bathroom benefits from natural light and features a single-panel bath with a mains-powered waterfall shower and hose, a feature wall, a close-coupled WC, and a wall-mounted wash basin with under-storage and an LED-lit mirror. Two spacious double bedrooms offer excellent wardrobe space and enjoy far-reaching countryside views through dual-aspect double-glazed windows.



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