



17, Wheal Golden Drive, Newquay, TR8 5PE

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Agencies

A CHAIN FREE spacious five bedroom detached bungalow in the sought after coastal village of Holywell Bay, with a large open plan kitchen, living and dining room, two shower rooms, separate utility room, detached garage and additional outbuilding

£650,000 Freehold

Key Features

- Sought after coastal village location
- Large open plan kitchen, living and dining room
- Separate utility room
- Ideally situated between Newquay and Perranporth
- 480m to the golden sands of Holywell Bay beach
- Enclosed rear garden
- Garage and off street parking
- Early viewing is highly recommended





The Property

Wheal Golden Drive is a particularly spacious detached bungalow offering an excellent amount of accommodation, with five bedrooms and a large open plan kitchen, living and dining room forming the heart of the home.

Situated in the popular coastal village of Holywell Bay, the property is ideally placed between Newquay and Perranporth, with the beautiful sandy beach at Holywell Bay close by. It is a location that appeals to those who want to enjoy the Cornish coast and countryside without being too far from everyday amenities.

The accommodation extends to approximately 1,586 sq ft, with the added benefit of a detached garage measuring approximately 213 sq ft and a separate outbuilding of approximately 126 sq ft. The combined measured area is approximately 1,925 sq ft.

One of the real highlights is the impressive kitchen, living and dining room, measuring approximately 32'5 x 16'10. This generous open plan space provides plenty of room for cooking, dining and relaxing, making it well suited to family life and having friends and family around. The kitchen runs along one side of the room, leaving ample space for a dining table and comfortable seating area.

The separate utility room is a useful addition, keeping laundry and household tasks away from the main living space.

There are five bedrooms in total, offering considerable flexibility for larger families, visiting guests or those who would appreciate additional space to work from home. The principal bedroom measures approximately 16'10 x 13'11, while the remaining bedrooms provide a variety of accommodation to suit different needs.

Two shower rooms serve the property, a welcome advantage for a home of this size, particularly when family and guests are staying.

The Location

Holywell Bay is one of the most appealing coastal villages in this part of Cornwall, known for its expansive sandy beach, impressive dunes and unspoilt coastal scenery. The beach is popular with surfers, walkers and families, and offers a very different feel from the busier beaches in the centre of Newquay.

The village is ideally situated between Newquay and Perranporth, making it a good choice for buyers who want access to both towns while enjoying a more relaxed coastal setting. Newquay offers an extensive range of shops, supermarkets, restaurants, schools and leisure facilities, together with its well known beaches and harbour.

Perranporth is equally popular, with its long sandy beach, independent shops, cafes and welcoming village atmosphere. The nearby villages of Cubert and Crantock provide further local amenities and access to some beautiful stretches of the north Cornish coastline.

For those who enjoy spending time outdoors, the surrounding area offers excellent opportunities for coastal walks, surfing, cycling and exploring the wider countryside. Holywell Bay is a location that works well as a permanent home while also offering obvious appeal to those looking for a property close to the coast.

Externally

The property benefits from a driveway providing off street parking to the front there is also a level lawn To the rear is an enclosed rear garden laid mainly to law with area of paved patio and infrastructure/provisions for an outdoor kitchen

Wheal Golden Drive, Holywell Bay, Newquay, TR8
Approximate Area = 1586 sq ft /147.3 sq m
Garage Area = 213 sq ft / 19.7 sq m
Outbuilding Area = 126 sq ft / 11.6 sq m
Total Area = 1925 sq ft - 178.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not energy efficient - higher running costs		
	49	
	65	
England & Wales		
EU Directive 2002/91/EC		
		