



Parkavale, Parka Road, St Columb Road, TR9 6PG

david ball
Agencies

Perched in an elevated position in the highly sought-after location of St. Columb Road, this beautifully renovated home offers the perfect blend of modern comfort and countryside charm. Upgraded to the highest standards by the current owners, the property provides versatile living space, ideal for families, investors, or those seeking a ready-made holiday let. The accommodation boasts four well-appointed bedrooms, including a luxurious en-suite, a stylish family bathroom, a spacious and contemporary kitchen-diner, and a welcoming lounge designed for relaxation. Outside, the property enjoys well-maintained front and rear gardens, perfect for outdoor entertaining, along with a generous driveway offering ample off-street parking. With breath-taking countryside views, this home is currently operating as a successful holiday let and presents an exciting opportunity for buyers looking for an income-generating investment. The property can also be sold fully furnished under separate negotiation, making it a turnkey solution for those looking to continue its success as a holiday rental.

£420,000 Freehold

Key Features

- Chain Free
- Recently Renovated Throughout
- Sought After Location With Excellent Access To The Main A30
- Impressive Kitchen Dining Room
- Four Bedrooms One Benefitting From Being En Suite
- Contempory Refitted Bathroom With Feature Bath.
- Driveway Providing Ample Off Street Parking
- Early Viewing Is Highly Recommended
- Garage

Location

Situated in the charming village of St. Columb Road, this property enjoys a highly convenient location with excellent local amenities. Within the village, you'll find a Co-op supermarket, a primary school, and a branch-line railway station providing easy connections between Newquay and Par. Just 1.5 miles away, the popular Kingsley Village retail park offers a fantastic selection of shops, including Next, Marks & Spencer, Boots, and Mountain Warehouse, alongside Starbucks, restaurants, and a petrol station. The nearby A30 ensures quick and easy access to the surrounding towns of Newquay, St Austell, and Truro, while Newquay Airport is approximately 7 miles away, making travel a breeze. For those who love the coast, the stunning golden sands of Newquay's beaches are just 7.8 miles away, perfect for seaside adventures, surfing, or relaxing walks along the shore. With excellent transport links via bus and train to outlying areas, this location offers both convenience and connectivity, making it an ideal place to call home or invest in.

Entrance Hall

Obscure double glazed door to the front elevation. Stairs rising to the first floor. Doors to subsequent accommodation.





Kitchen Dining Room

10'3" x 21'10" (3.14 x 6.67)

Double glazed box bay window to the front elevation. Double glazed door to the rear elevation. A fitted kitchen with a range of base, wall and drawer units with square edge sink with mixer tap work surfaces over, Inset porcelain sink with mixer tap integrated fridge freezer. Space for freestanding range style gas cooker with stainless steel extractor hood over.

Lounge

11'4" x 10'9" (3.47 x 3.29)

Double glazed box bay window to the front elevation. Radiator.

Bedroom One

8'0" x 9'2" (2.46 x 2.80)

Double window to the rear elevation. Radiator. Door to

En Suite

9'1" max x 4'11" max (2.77 max x 1.52 max)

Obscure double glazed window to the rear elevation. Walkin shower unit with overhead shower and screen. Close coupled WC and wash hand basin set within a vanity unit. Part tiled walls. Heated towel rail. Extractor fan. Storage cupboard.

Bedroom Two

11'0" x 9'11" (3.36 x 3.04)

Double glazed window to the front elevation. Radiator.

Bedroom Three

9'10" x 7'8" (3.00 x 2.35)

Double glazed door to the rear leading to the rear enclosed gardens. Radiator.

Bedroom Four

12'8" x 9'10" (3.87 x 3.01)

Dual aspect double glazed windows. Radiator.

Family Bathroom

9'7" x 8'3" (2.94 x 2.52)

Obscure double glazed window to the rear elevation. A rectangular feature bath with centred mixer tap. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Part tiled walls. Heated towel rail. Extractor fan.

Garage

Double doors.

Externally

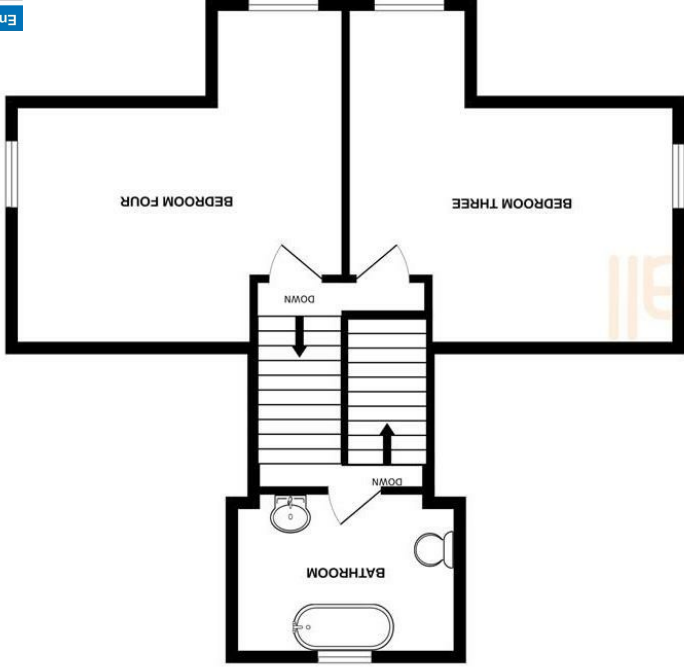
To the front of the property there is a driveway providing ample off street parking along with a raised deck which enjoy rural and distant sea views views with a additional rear laid to lawn. To the rear of the property their is an enclosed garden laid mainly to lawn with areas of low maintenance gravel.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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Energy Efficiency Rating		
Current	Potential	
		Very energy efficient - lower running costs
		A (82 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
		England & Wales
EU Directive 2002/91/EC		