



14, Kelsey Drive, Newquay, TR8 5FR

**david ball**  
Agencies

Situated in a quiet cul-de-sac within the recently constructed Halwyn Meadows development, in the highly sought-after and picturesque village of Crantock, this immaculately presented three to four bedroom family home, benefits from a low-maintenance professionally landscaped south facing garden, complete with a garden office/summer house, functional bespoke surf/bike/outdoors storage solution, and a useful side access storage. The property has been enhanced by two extensions, inclusive of a play zone / fourth downstairs bedroom and a snug with woodburner and utility room, creating a spacious and versatile home ideal for modern family lifestyle living. Conveniently located within walking distance of Crantock Beach. Early viewing is highly recommended.

## Guide Price £595,000 Freehold

### Key Features

- EXTENDED 3-4 BED FAMILY HOME
- BEAUTIFUL COASTAL LOCATION
- VERSATILE, FUNCTIONAL ADDITIONAL LIVING SPACES
- GARDEN OFFICE / SUMMERHOUSE
- DOUBLE DRIVEWAY PARKING
- IMMACULATE PRESENTATION
- SOUTH FACING PROFESSIONALLY LANDSCAPED GARDEN
- COSY SNUG WITH WOOD BURNER
- EV CHARGER POINT
- SOLAR PANELS AND STORAGE BATTERY





## LOCATION

Crantock is a picturesque village set in a sheltered spot along the striking North Cornish coast, just a few miles from the lively town of Newquay and around 13 miles from Truro. This charming, unspoilt village boasts a strong sense of community, along with a selection of independent shops, cosy cafés, traditional pubs and a village hall. Crantock Beach is a standout feature, offering a vast stretch of golden sand, dunes and rock pools, while to the east, the River Gannel is a favourite for paddleboarders and swimmers.

## PROPERTY

Situated in a highly sought-after location, this beautifully extended home offers spacious, versatile living, finished to a high standard throughout, including double glazing and Karndean flooring.

The welcoming entrance hall leads into a stunning open-plan kitchen/dining area, perfect for modern family life and entertaining. The kitchen features a stylish range of fitted units, roll-top work surfaces, a central island, and a Miele oven and hob, along with integrated appliances including a dishwasher, washing machine, and fridge freezer. Patio doors open onto the rear garden, with the dining area also enjoying direct access outside.

A cosy snug provides a relaxing retreat, complete with a wood burner, sliding doors to the garden, and access to a practical utility room offering additional storage, appliance space, and external access via a stable door.

The separate lounge leads through to a versatile fourth bedroom or playroom, enhanced by Velux windows and patio doors, creating flexible living space.

Upstairs, there are three well-proportioned bedrooms, including an impressive principal suite with fitted wardrobes and a modern en-suite. The rear bedrooms benefit from attractive sea views. The second bedroom also offers fitted storage and loft access from the landing, and the first floor is completed by a family bathroom.

## EXTERIOR

Externally, the front offers parking for two vehicles and an EV charging point, along with two side storage sheds ideal for bikes and surfboards. The rear garden is south facing, professionally landscaped to a high standard, and includes a garden office/summer house. Solar panels further enhance the home's efficiency.

## SERVICES

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Kelsey Drive, Crantock, Newquay, TR8  
 Approximate Area = 1463 sq ft / 135.9 sq m  
 Outbuilding Area = 52 sq ft / 4.8 sq m  
 Total Area = 1515 sq ft - 140.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		80	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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