



Maen Lodge, Newquay, TR8 4HZ

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Agencies

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.

£495,000 Freehold

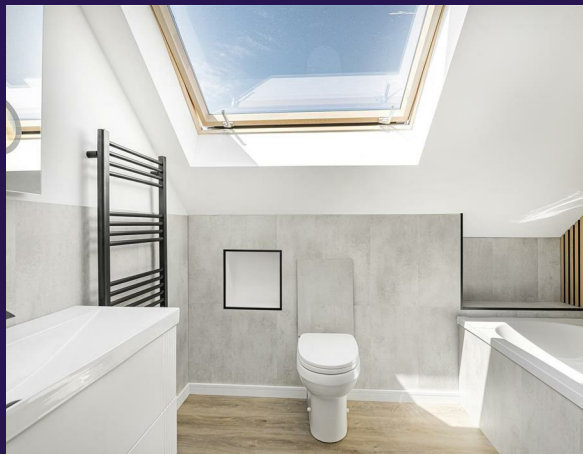
Key Features

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

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.

Externally

To the front of the property is a large driveway, providing ample parking for at least three cars. A small path leads you to the private enclosed sunny garden, offering breath-taking countryside views to be enjoyed in the south facing garden and surrounded by nature. The air source heat pump is discreetly placed to the side of the property. There is also pre-wiring for an EV charger ready to be installed.

Agents Note

New Build Warranty in the form of a seven year Professional Consultants Certificate.

Supplied services and appliances have not been tested by the agent.

Prospective purchasers are advised to make their own enquiries.

Some images contain CGI's including illustrations of grass and hedges.

Approximate Gross Internal Area 1690 sq ft - 157 sq m

Ground Floor Area 865 sq ft – 80 sq m

First Floor Area 825 sq ft – 77 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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