



Chylan, 26 Union Hill, St. Columb, TR9 6AR

david ball  
Agencies



Welcoming to the market this impressive extended and fully renovated three bedroom detached bungalow located in the historic town of St Columb Major. This high-specification home includes a set of two bifold doors from the living space to the southfacing rear garden, quartz stone work surfaces in the kitchen, well appointed bath and shower rooms and generous double bedrooms as well as being landscaped to the front and rear. Also benefitting from a utility room, attached single garage and garden room. Viewing highly recommended.

**Guide Price £415,000 Freehold**

### Key Features

- \*\* CHAIN FREE \*\*
- Detached three double bedroom bungalow
- Within 300m of St Columb Major town centre
- Low maintenance south facing rear garden
- Positive input ventilation system
- Principal en-suite and walk-in-wardrobe
- Ample driveway parking with electric charging point
- Additional versatile garden room
- Electric heating throughout with underfloor in the living space







## The Property

Enter this completely renovated bungalow into the hallway, laid with elegant herringbone LVT flooring, which extends to the back of the property into the open plan living space that. Whilst also providing access to the three double bedrooms and family bathroom.

The living space is the impressive heart of the home, running the full width of the house and featuring two sets of bi-folding doors that open onto the south-facing garden. The kitchen is beautifully appointed with quartz work surfaces that incorporates a four-seater peninsula breakfast bar with an under mounted sink and milled drainage, as well as wine storage. Light grey matte units provide storage and house the integrated appliances, including a waist-high double oven, dishwasher, fridge-freezer, and a five-ring induction hob with extractor. A utility room with space for a washer and dryer is conveniently located off the kitchen.

The principal bedroom offers a spacious en-suite shower room with a large corner shower featuring an overhead waterfall shower, an over-sized built in vanity mirror, fully tiled walls and floor, as well as a heated towel rail. The bedroom also boasts a walk-in wardrobe that provides loft access. Bedrooms two and three are generously sized doubles, with bedroom two overlooking the front garden.

The family bathroom includes a bath, a separate spacious shower with an overhead waterfall shower, recessed storage areas in the fully tiled walls, tiled flooring and heated towel rail.

In the rear garden is a versatile block construction and full insulated garden room, which is currently used as an office. There is also access into the rear of the single garage, which has an electric up-and-over door.

## Externally

To the rear of the property is a low maintained south facing garden that is laid mainly to law with a patio surrounding it, the set of two bifolding doors from the living space make the area perfect for entertaining and family living. There is also access to the garden room and a storage shed. To the front a lawn area alongside the driveway parking for a minimum of three cars with access to the single garage and the electric vehicle charging point.

## Location

Situated on Union Hill in the historic market town of St. Columb Major, this property enjoys an enviable location in the heart of Cornwall. St. Columb Major offers a friendly community atmosphere with a range of amenities, including shops, pubs, and schools, all within walking distance and the town centre just 300m away.

Just a short drive away, the vibrant town of Newquay beckons with its stunning coastline, world-famous beaches such as Fistral and Watgate Bay, and an array of dining, shopping, and recreational opportunities. Everything Cornwall has to offer from scenery to outdoor activities, including surfing and coastal walks, are right on your doorstep.

Cornwall Airport Newquay is conveniently located less than 5km away, offering regular flights to destinations across the UK and Europe.

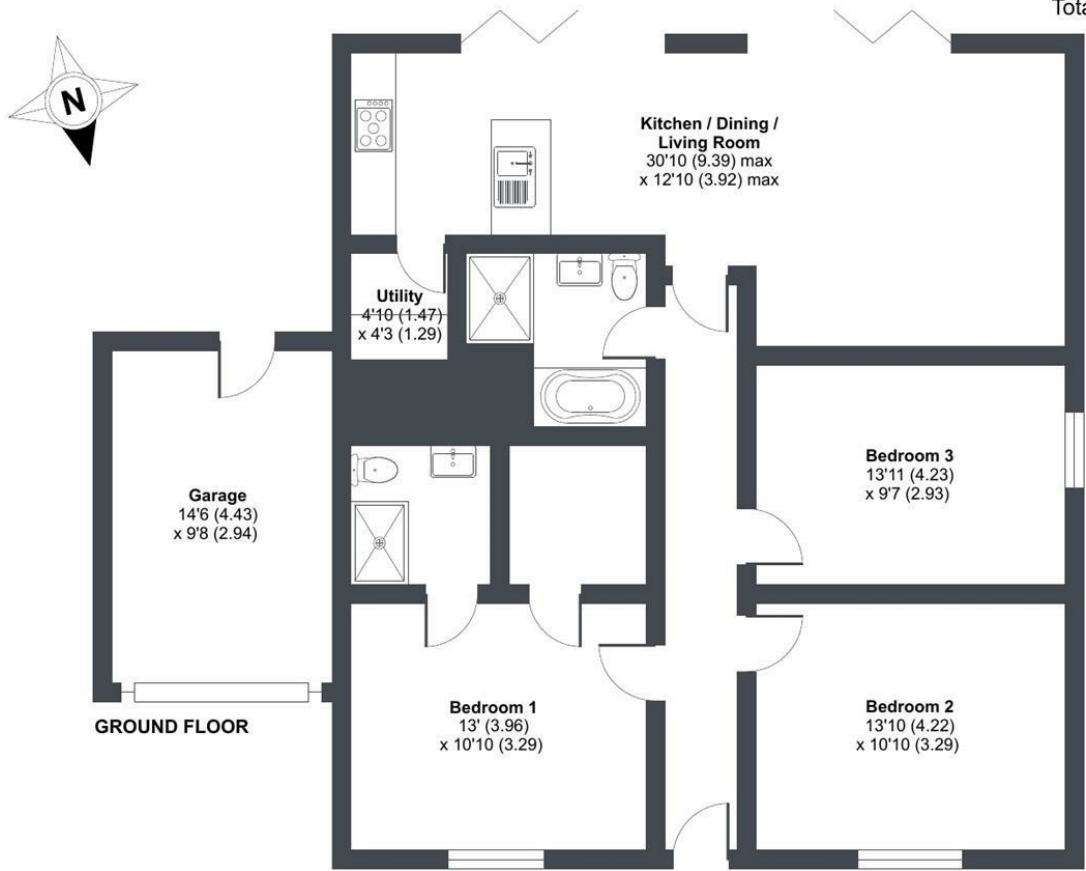
Union Hill, St. Columb, TR9

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 141 sq ft / 13 sq m

Total = 1234 sq ft / 114.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Ball Agencies. REF: 1221636

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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