



2, Carriage Parc, Goonhavern, TR4 9QW

david ball  
Agencies

An exciting opportunity to purchase a well-sized five bedroom family home on an equally as impressive plot, that provides ample driveway parking. A principal en-suite as well as a bathroom on the first floor and shower room on the ground makes it an ideal home for any size family. The garage has been converted to add additional accomodation but can easily be reinstated. Viewing is a must to appreciate the full scope of the property.

**Guide Price £450,000 Freehold**

## Key Features

- Detached executive family home
- Five bedrooms
- Principal en-suite
- Working open fireplace
- Level walk to nearby shop and the popular New Inn
- Ample driveway parking
- Annexe/additional accomodation potential
- Oil fired central heating



## The Property

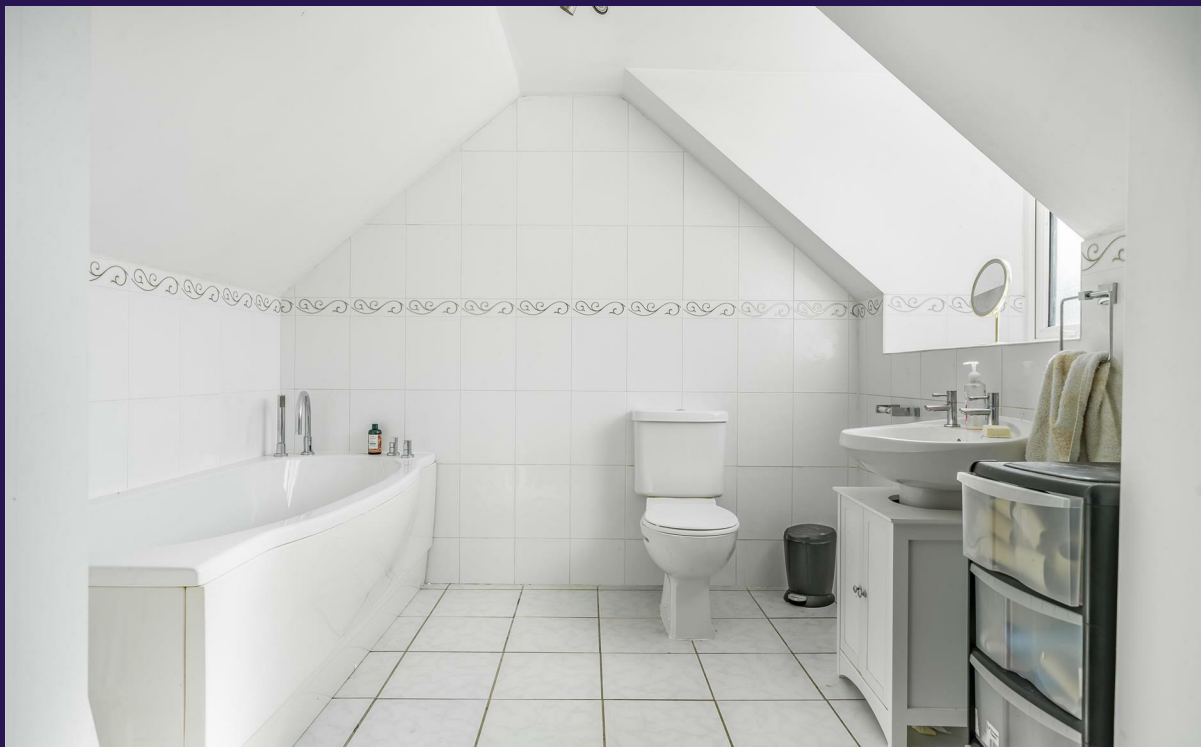
You are welcomed into a spacious entrance, which allows access to the downstairs shower room and converted garage, whilst it also flows into a secondary hallway that leads to the kitchen/diner, lounge, fourth bedroom, and features a grand staircase ascending to the first floor.

The modern kitchen/diner features a sleek, handleless design with integrated waist-level electric double oven, five-ring electric hob, and an inset 1 ¼ stainless steel sink unit with mixer tap and drainer that overlooks the garden. A peninsula breakfast bar bridges the kitchen and dining area, which comfortably accommodates an 8-seater dining setup, with double doors opening out to the rear garden. A rear porch offers space for an American-style fridge freezer and further access to the garden. The separate lounge is generously proportioned, featuring a south-facing bay window and a multi-fuel open fireplace with a slate hearth and oak mantelpiece. The fifth bedroom on this floor offers flexibility, potentially doubling as a home office if required.

Upstairs, the first floor accommodates the remaining four bedrooms and a family bathroom. The principal bedroom is spacious and includes an en-suite shower room, which features a double shower unit with a glass sliding door, a wash hand basin set in a vanity unit, a close-coupled WC, and tiled floors and walls. Bedrooms two and three are also generous doubles, while bedroom four is a well-sized single. The family bathroom includes a single-panel bath unit, a pedestal-mounted wash hand basin, a close-coupled WC, and is partially tiled.

The converted garage offers potential for additional living spaces (building and planning restrictions may apply), as well as a utility room. The current configuration also offers a well sized storage area that uses the original double garage door.





## Externally

The rear garden provides an ideal space for outdoor living, with easy access from the dining area and rear porch, making it perfect for family gatherings or quiet evenings. It is currently laid mainly to lawn, with a decked area adjoined by a pergolla as well as gravel patio, an established palm tree cleverly obscures the oil tank from sight. To the front a large front garden laid mainly to lawn accompanies by a generous driveway offering parking for a minimum of six cars, with the potential to add further parking on the lawn.





## The Location

The village of Goonhavern which is set in a central location just a short drive from the main A30 giving easy access to all Cornwall has to offer, being just two miles from the glorious beach at Perranporth and within six miles of Crantock, Holywell Bay and the numerous beaches, bays and coves of Newquay and surrounding areas.

The village itself boasts a highly regarded primary school, its own village store/post office, barber, garden centre and the popular New Inn public house/restaurant located in the centre of the village.

There is also a traditional village show held each year featuring local produce, flower arrangements, arts, crafts and photography.



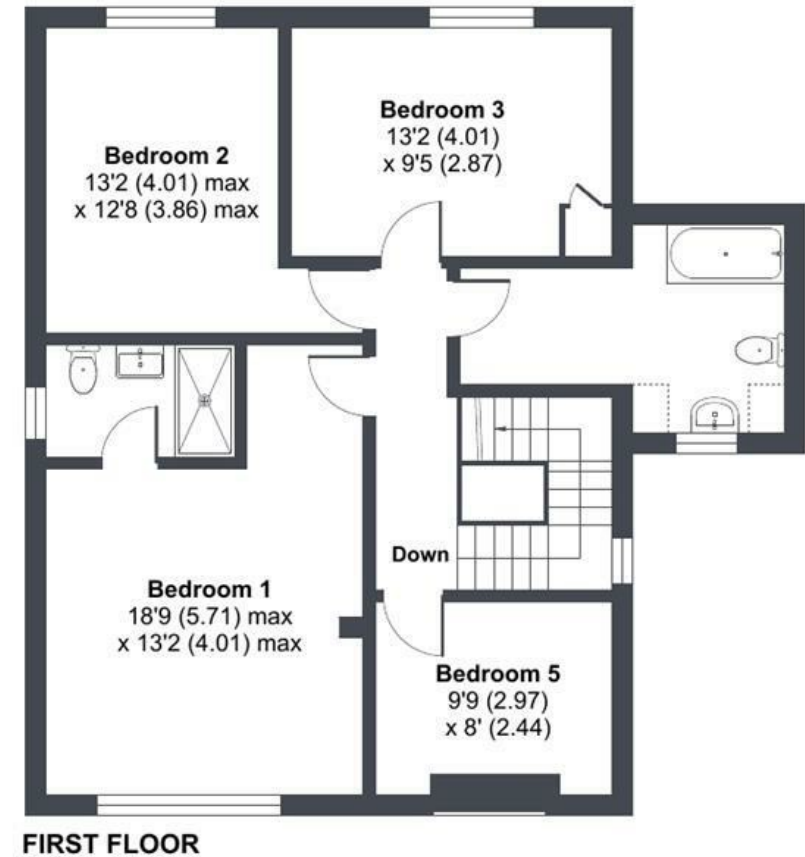
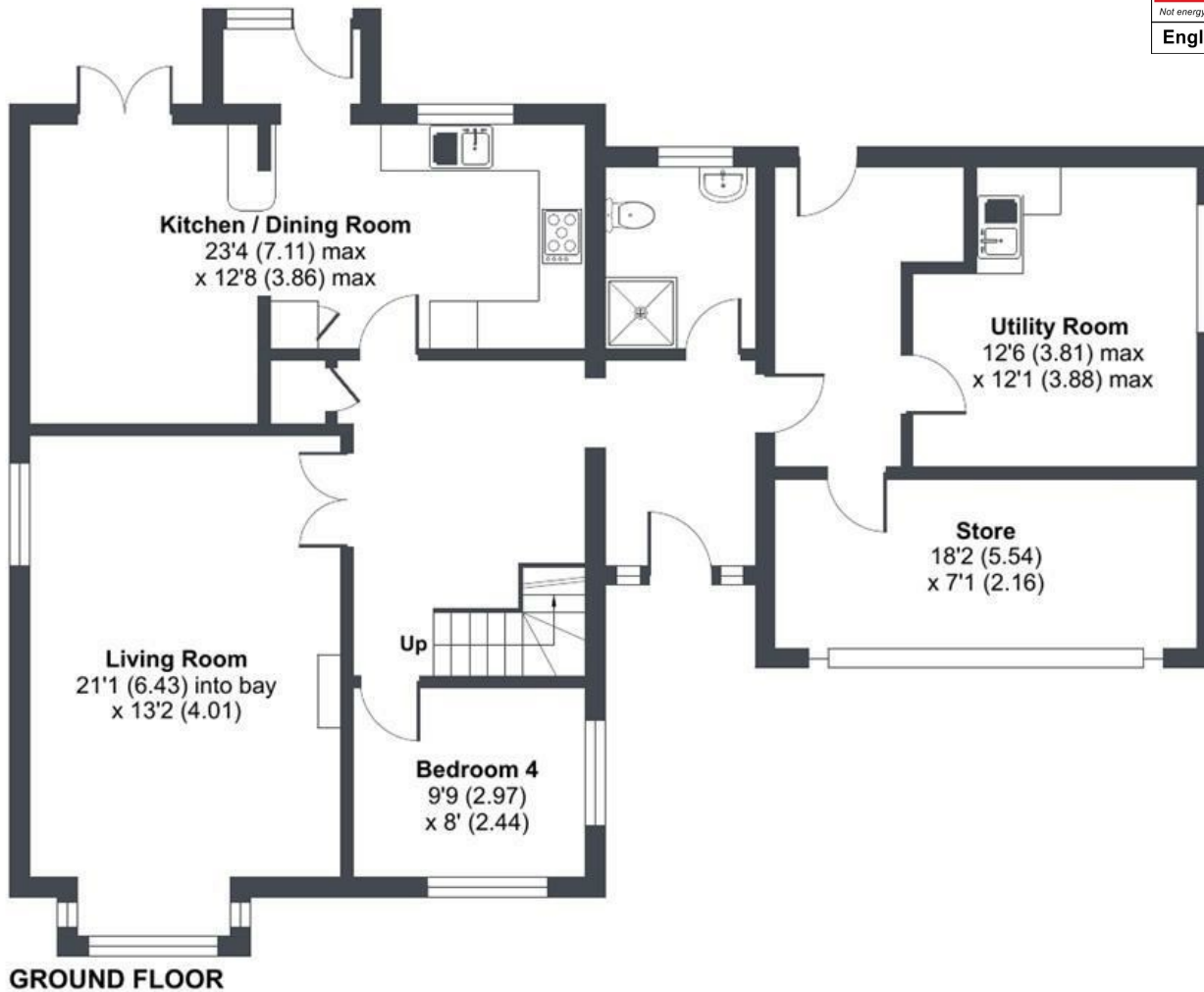
# Carriage Parc, Goonhavern, Truro, TR4



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      | 72        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Approximate Area = 1949 sq ft / 181 sq m  
 Limited Use Area(s) = 6 sq ft / 0.5 sq m  
 Outbuilding = 128 sq ft / 11.8 sq m  
 Total = 2083 sq ft / 193.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced by David Ball Agencies. REF: 1158020





**david ball**  
Agencies

01637 **850850**  
[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)



*Connecting People & Property Perfectly*

[e.sales@dba.estate](mailto:e.sales@dba.estate)  
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.