



1, Ellenglaze Court, Newquay, TR8 5QX

david ball
Agencies

Located in the highly sought after village of Cubert, is this exceptional four bedroom detached family home. Positioned on a corner plot at the entrance to a quiet cul-de-sac, the property boasts a spacious open plan living, dining, and kitchen area, a private driveway, garage and enclosed rear garden.

£450,000 Freehold

Key Features

- Modern Detached House
- Electric underfloor heating downstairs
- Principal En-Suite & Family Bathroom
- Enclosed Level Rear Garden with side access
- Integral garage
- Open Plan Living Room/Dining Room/Kitchen
- Four Bedrooms
- Within 2km of Holywell Bay dunes
- Driveway Parking
- Solar Panels

Entrance Hall

13'11" x 8'9" max (4.26m x 2.67m max)

UPVC double glazed entrance door. Doors to living room, kitchen and storage cupboard. Radiator. Stairs to first floor landing.

Open Plan Living Room/Dining Room

13'8" x 19'6" max (4.17m x 5.96m max)

UPVC double glazed window and wooden sliding doors to rear garden. Two Radiators. Open plan into:

Kitchen

18'9" x 10'4" max (5.74m x 3.16m max)

Modern fitted kitchen comprising twelve base units, ten wall cupboards and four drawers. Inset sink with drainer. Space for fridge freezer. Integrated Lamona oven, microwave and a dish washer. Four ring ceramic hob with extractor fan over. UPVC double glazed window to rear garden. Doors to rear garden, WC and garage. Open plan into living/dining room.

WC

5'10" x 3'2" max (1.78m x 0.97m max)

Modern suite incorporating low level flush WC and wash hand basin. Obscured window to to rear.





First Floor Landing

Doors to four bedrooms, bathroom, airing cupboard and storage cupboard. UPVC double glazed window.

Bedroom One

8'8" x 13'1" max (2.66m x 4.01m max)

UPVC double glazed window. Radiator. Door to en-suite shower/cloakroom.

En-Suite Shower

3'10" x 8'7" (1.17m x 2.64m)

Modern suite comprising shower cubicle with glazed door, wash hand basin and low level flush WC. Wooden obscured window. Centrally heated tower rail. Tiled walls and floor.

Bedroom Two

12'9" x 11'1" max (3.91m x 3.38m max)

UPVC double glazed window. Radiator.

Bedroom Three

16'7" x 8'1" max (5.07m x 2.47m max)

Two uPVC double glazed window. Built in wardrobe. Radiator.

Bedroom Four

8'3" x 8'2" max (2.52m x 2.51m max)

UPVC double glazed window. Radiator.

Bathroom

6'4" x 10'9" max (1.94m x 3.30m max)

Modern fitted suite comprising bath with shower fittings, wash hand basin and low level flush WC. Wooden obscured window. Centrally heated towel rail.

Garage

16'0" x 8'10" max (4.89m x 2.71m max)

Up and over garage door. Space for washing machine and tumble dryer.

Driveway Parking

Rear Garden

Enclosed level rear garden mainly laid to lawn with patio and stoned area. Gate access to the front.

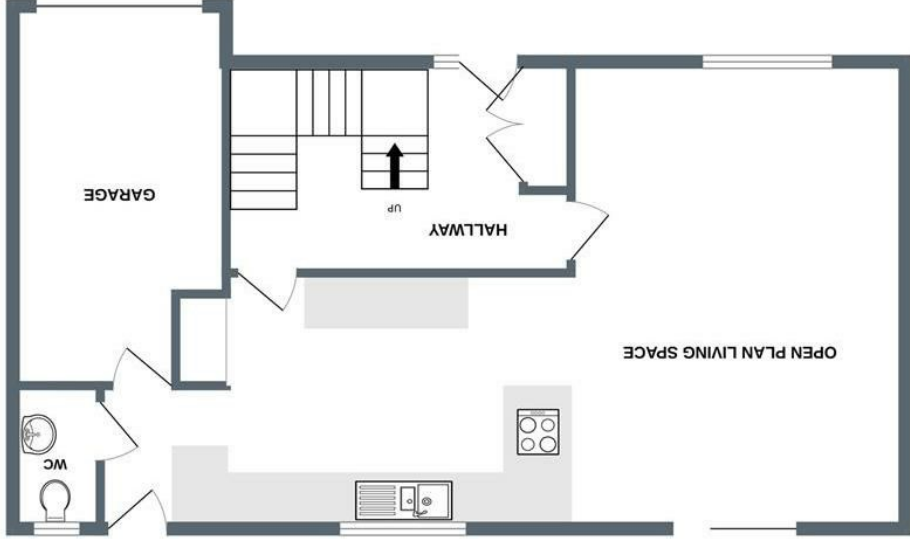
Location

While offering a quiet escape from the busier coastal hubs, Cubert remains exceptionally well connected. The bustling town of Newquay is just a short drive away, providing comprehensive secondary schooling, supermarkets, and a branch line railway station. For a wider range of retail and hospital facilities, Cornwall's cathedral city of Truro is easily accessible within eleven miles. With regular bus links running directly through the village, Cubert offers a rare combination of secluded village charm and superb regional connectivity.

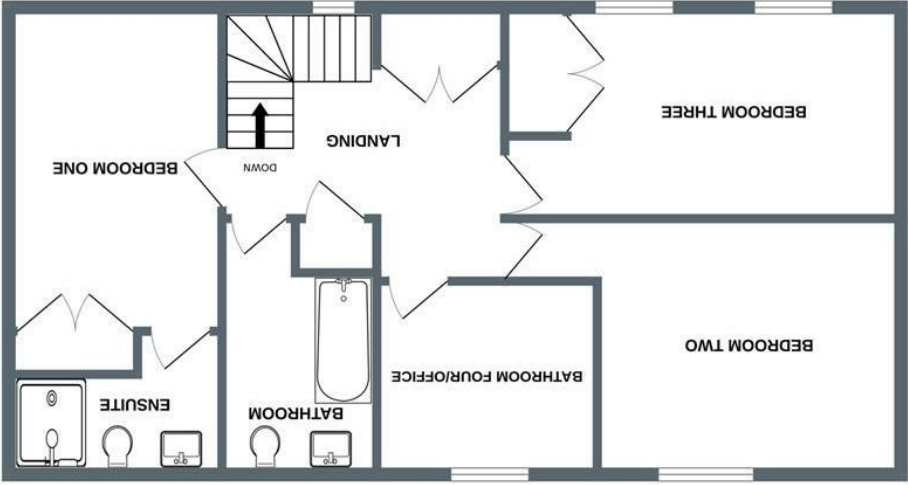
Energy Efficiency Rating		
Current	Potential	
74	80	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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GROUND FLOOR



1ST FLOOR