



2, Trevilly Close, Newquay, TR8 4TP

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Agencies

**** CHAIN FREE **** A impressive three bedroom detached family home offering over 1,370 sq ft of beautifully presented accommodation. The property features a superb open plan kitchen, living and dining room, a separate home office, utility room and ground floor cloakroom, together with three generous double bedrooms, including a principal suite with en suite shower room. Combining spacious modern living with a peaceful village setting just moments from the coast, this is a wonderful home perfectly suited to family life, remote working or those seeking a relaxed Cornish lifestyle.

Guide Price £495,000 Freehold

Key Features

- Desirable hamlet location in Lane on the outskirts of Newquay
- Utility room and ground floor cloakroom
- Two further double bedrooms
- Ground floor home office / occasional four bedroom
- Spacious open plan kitchen, living and dining room
- Principal bedroom with en suite shower room
- Peaceful setting with easy access to beaches and countryside
- Early viewing is highly recommended

The Property

Situated within the highly desirable hamlet of Lane, on the outskirts of Newquay, this beautifully presented three bedroom detached home offers spacious and versatile accommodation in a peaceful countryside setting, while remaining within easy reach of the coast, local amenities and excellent transport links.

The property has been thoughtfully designed for modern family living, with a superb open plan kitchen, dining and living space forming the heart of the home. Measuring over 27 feet in length, this impressive room provides an abundance of natural light and ample space for entertaining, relaxing and everyday family life. The kitchen is well appointed with generous worktop space and storage, while the living and dining areas enjoy a seamless flow throughout.

Also on the ground floor is a useful home office, ideal for those working remotely, along with a utility room, cloakroom and additional storage.

The first floor offers three well proportioned double bedrooms. The principal bedroom is a particularly attractive space and benefits from its own en suite shower room. Two further bedrooms are served by a stylish family bathroom, providing comfortable accommodation for families, visiting guests or those seeking extra space.

Externally, the property enjoys a pleasant setting within this sought after development. An outbuilding provides valuable additional storage or potential workspace, while the surrounding area offers easy access to some of Cornwall's most beautiful beaches, scenic countryside walks and the vibrant attractions of Newquay.

Lane is a charming and highly regarded hamlet that combines a peaceful rural atmosphere with excellent convenience. Residents enjoy a strong sense of community and a wonderful lifestyle, with nearby Porth, Watergate Bay and Newquay all within easy reach.

This is a fantastic opportunity to acquire a spacious and well maintained family home in one of the area's most desirable locations.





The Location

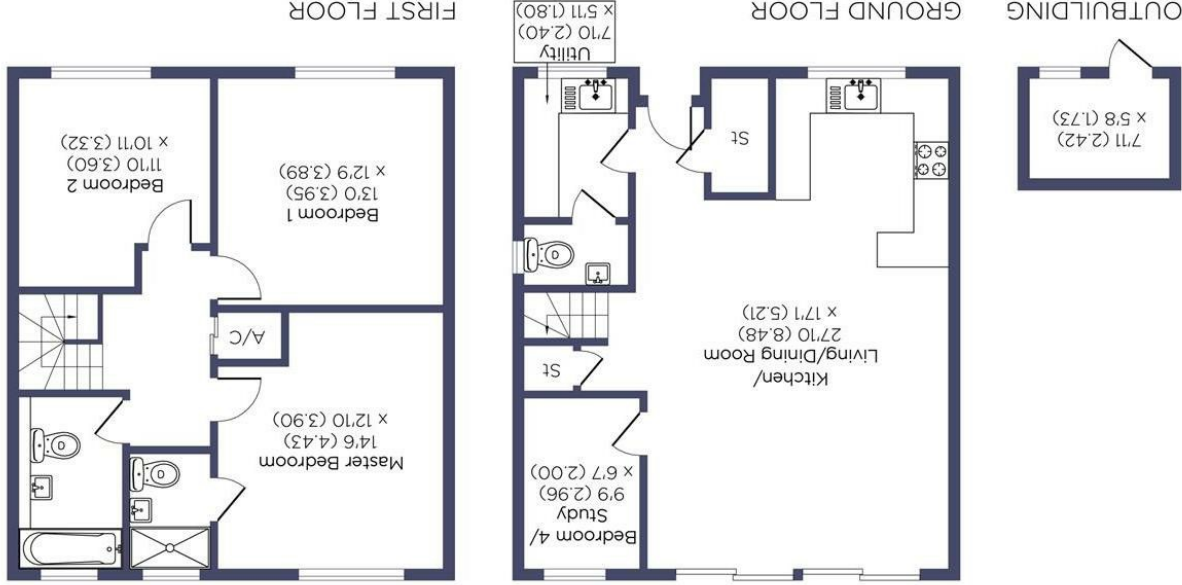
Lane is a sought after Cornish hamlet situated between Newquay and the stunning north coast beaches. The area is renowned for its attractive countryside surroundings, excellent walking routes and proximity to popular destinations including Porth Beach, Watergate Bay and Mawgan Porth. Newquay town centre, schools, supermarkets, restaurants and Newquay Airport are all conveniently accessible.

Externally

The current owners have thoughtfully landscaped the rear garden to create an attractive and easy to maintain outdoor space that provides year round colour and interest. Fully enclosed and enjoying a high degree of privacy, the garden features a generous paved terrace that is ideal for outdoor dining, entertaining and relaxing in the sunshine. Areas of level lawn are complemented by a carefully selected range of established evergreen shrubs, architectural planting and raised borders, ensuring the garden remains vibrant throughout every season. A useful timber garden shed provides additional storage, while the overall design offers the perfect balance of practicality and visual appeal for those seeking a low maintenance lifestyle. To the front also benefits from two allocated parking spaces and a bin store.



2 Treville Close, Lane, Newquay, TR8 4TP
Approximate Area = 1332 sq ft / 123.7 sq m
Outbuilding Area = 45 sq ft / 4.1 sq m
Total Area = 1377 sq ft - 127.8 sq m



PINKPLAN

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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Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 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		