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Wheal Golden Drive, Newquay, TR8 5PE

david ball
| LUXURY COLLECTION |

David ball Luxury Collection are delighted to offer for sale this beautifully presented four bedroom family home set in the highly sought after coastal village of Holywell Bay. The property boasts breathtaking views over Gull Rock and offers a ample off street parking complimented by gardens to three sides. early viewing is highly recommended.

Freehold

Key Features

- Breathtaking Views Over Gull Rock & Holywell Bay Dunes
- Generous Corner Plot Offering Gardens To Three Sides
- Ample Off Street Parking & Garage
- 500 Meters Walk To The Beach
- Two Ensuite Bedrooms
- Impressive Sized Lounge With Dual Aspect Windows
- Newquay Airport Within 10 Miles
- Early Viewings Highly Recommended



The Property

A spacious and versatile four bedroom home set over three floors, located just a short walk from the beach in the heart of Holywell Bay one of Cornwall's most sought-after coastal villages.

Set on a generous corner plot 1 Wheal Golden Drive is a detached family home offering the blend of space, comfort, and a relaxed coastal lifestyle. As you step through the front door and you're welcomed by a sense of light and space. The ground floor features a bright and airy living room that spans the full depth of the house, creating a versatile space for everything from cosy evenings to social gatherings. A large window at one end and a bay window at the other ensure the room is flooded with natural light throughout the day. Off the hallway, a separate dining room provides flexibility ideal as a formal eating space, a playroom, or even a home office for those working remotely. The kitchen is well proportioned and functional, offering plenty of storage and preparation space, and is connected to a separate utility room that's perfect for laundry, boots, and post-beach clean ups.

The first floor offers two generous bedrooms. Bedroom 2 is particularly spacious and filled with natural light, while Bedroom 4 makes an ideal nursery, study or guest room. A well appointed shower room serves this floor.

The top floor is home to the main bedroom suite a quiet retreat with peaceful views, plus another good-sized double bedroom and a large family bathroom with bath and separate shower.





Externally

Step outside and soak up the coastal lifestyle from a choice of outdoor spaces this property has it in abundance, including a sunny south-west facing patio with mature palms and countryside views perfect for al fresco dining. There's also a decked terrace with sea glimpses, ideal for morning coffee or evening drinks. With the beach just moments away and the iconic dunes of Holywell Bay in full view, this home delivers the ultimate Cornish outdoor experience.





The Location

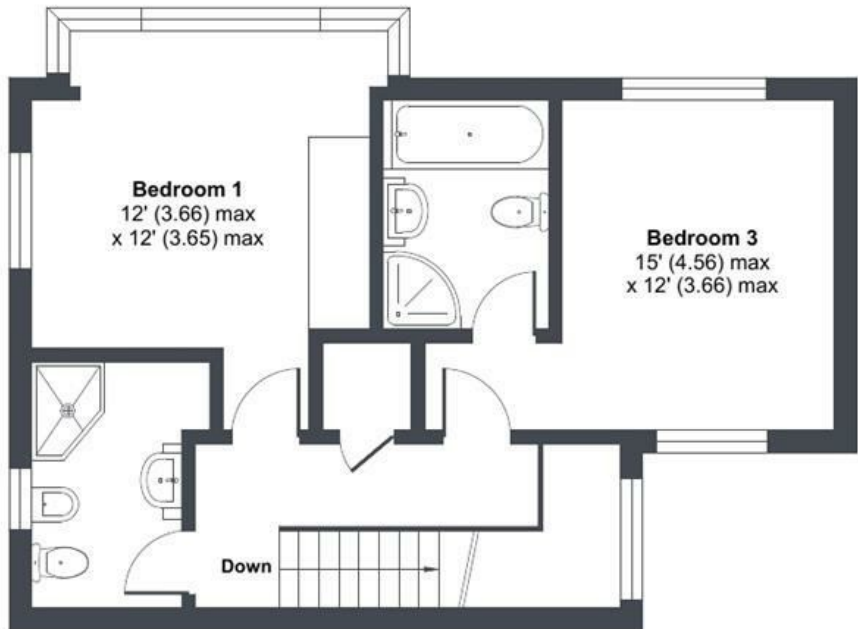
Holywell Bay is a charming beachside village just outside Newquay, offering stunning scenery, coastal walks, a popular local pub, and family-friendly beach days. Its natural beauty and laid-back lifestyle attract both year round residents and visitors



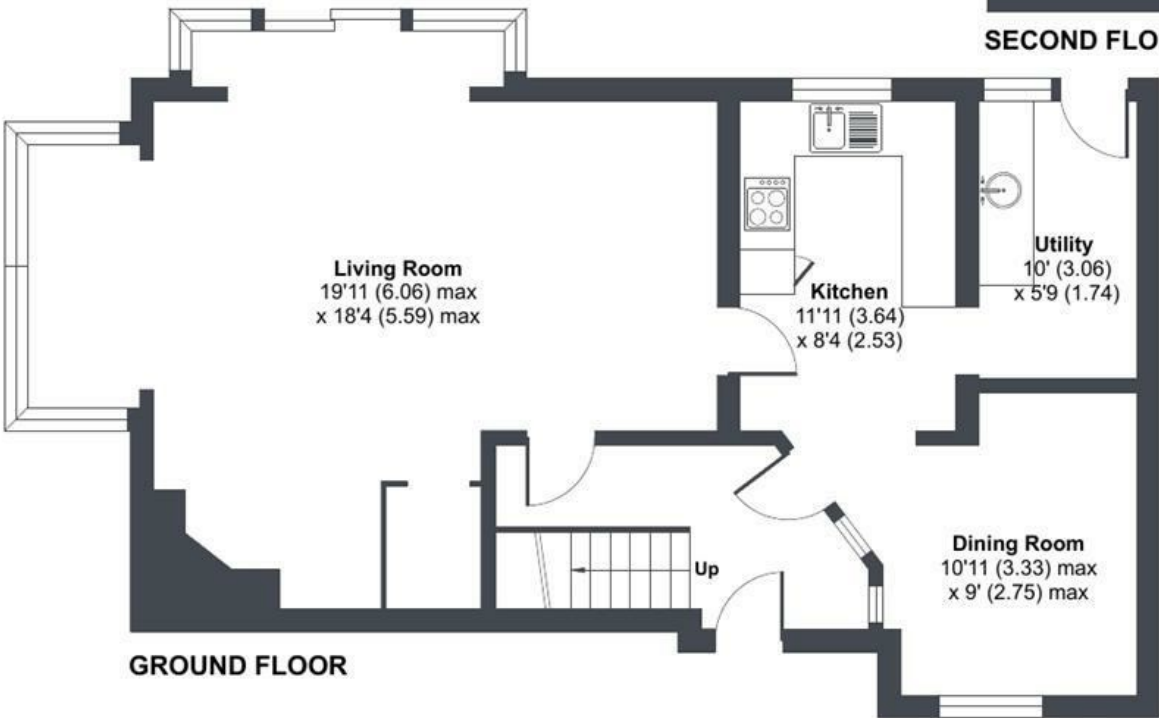
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Approximate Area = 1607 sq ft / 149.2 sq m

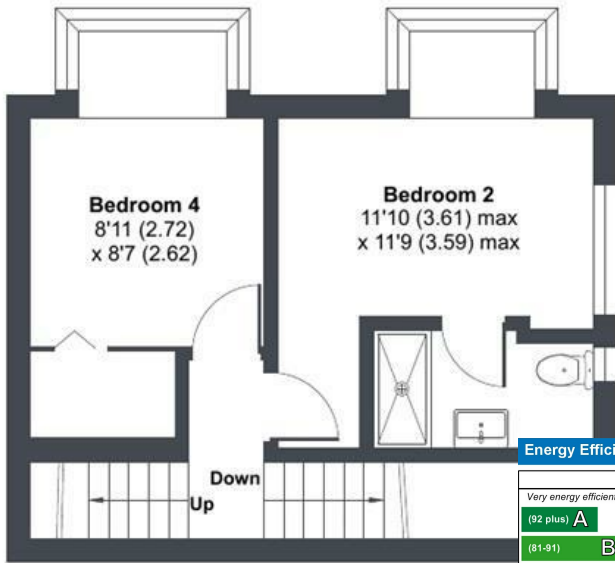
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	54
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



