

Avonmeadow

18 Metha Park, St. Newlyn East

david ball  
| LUXURY COLLECTION |



David Ball Luxury Collection are delighted to offer for sale this 1436 sq ft detached four bedroom dormer bungalow. An inviting family home sat in a substantial plot offering the best of village family life. A must view to appreciate everything the home has to offer.

**Guide Price £525,000 Freehold**

## Key Features

- \*\* CHAIN FREE \*\*
- Four double bedroom bungalow
- highly sought after St Newlyn East village location
- Drive parking for minimum of four cars and a single garage
- Potential for renovation or expansion due to the spacious plot
- Oil fired gas central heating
- Recently installed oak doors throughout the property
- South Westerly facing Garden
- Within 450m of the Primary School, General Store, Open house and play park



# The Property

This beautifully presented modernised four-bedroom detached dormer bungalow welcomes you into a recently renovated well proportioned entrance hall that immediately impresses, setting the tone for the rest of the home. Its spaciousness is amplified by a double door storage cupboard, providing an efficient and tidy solution for storing outerwear.

To the left of the hallway, a downstairs double bedroom incorporating built-in wardrobes. This bedroom, located next to a WC, offers intriguing potential; with the relevant building permissions, it could be renovated to include an en-suite bathroom, adding a layer of future proofing to the property.

As you continue through the bungalow, you will find a fully equipped modern kitchen including a waist high Bosch double oven, efficient 4-ring induction hob, and integrated appliances including a washing machine, dishwasher, and fridge freezer. This space isn't just for cooking; it's sized to accommodate a family dining table. To further enhance its open feel, double doors lead out to the garden, creating a flow between indoor and outdoor spaces. A direct passage also connects the kitchen to the lounge.

The lounge itself exudes a sense of warmth and homeliness. Natural light floods the space. The granite stone fireplace is not only a centerpiece but offers adaptability, currently an electric fireplace is situated however the chimney is lined and ready for those who may wish to install a secondary heat source, like a log burner, providing both aesthetic and functional options to future owners.





## The Property Contd.

Extending from the lounge, a light-filled conservatory offering an additional seating area, perfect for quiet afternoons with a book. Double doors lead out, providing easy access to the garden.

Ascending to the first floor with the remainder of the bedrooms. The main bedroom boasts built-in wardrobes and additional eaves storage. The en-suite shower room provides comfort and convenience in a family setting. The second bedroom, incorporates recessed storage space, perfect for keeping the room tidy. Finally, the third bedroom also includes built-in wardrobes, ensuring ample storage throughout the home. A well-appointed family bathroom services the latter rooms, rounding off the bungalow's versatile offerings.



## Externally

This expansive plot showcases generous spaces in both the front and rear. The front area offers driveway parking sufficient for a minimum of 4 cars, accompanied by a single garage. A lawn bordered by mature trees and shrubs, enhances the front facade and provides the option for additional parking if required. Meanwhile, the rear of the property unfolds a substantial family garden. Featuring a lush lawn that hosts a 200+ year old conifer tree along with apple, plum, and pear trees. Directly off the lawn area and sizeable decking lies an enclosed allotment area spanning approximately 60m<sup>2</sup>. An insulated outbuilding, presently functioning as a home office, boasts views of the garden and additionally houses two separate storage rooms with their own external access.



## The Location

Tucked away in the heart of Cornwall, St Newlyn East is a picturesque village radiating traditional charm and contemporary conveniences. Popular for its strategic location, being just a stone's throw away from several attractions and essential services. The renowned Lappa Valley Steam Railway is close by, while the historical Tudor mansion, Trerice Manor – under the National Trust's care – is only two miles away. For those craving the coastal vibe, the scenic villages of Crantock and Holywell, known for their stunning beaches, are within a three-miles. Additionally, the bustling seaside town of Newquay, a mere five miles away, offers an increased range of shopping, educational, banking and recreational services.

The village and it's a community bound by history and a shared love for the landscape. The village center, marked by a historic church, a bustling public house, and quaint local businesses, stands as a testament to its enduring heritage. Whether it's the welcoming chime of the church bell, the inviting aroma from the local butchers, or the friendly chatter at the post office, the village offers an authentic Cornish experience.

The Cathedral City of Truro, being just seven miles from St Newlyn East, further widens it's appeal for commuters as well as the range of amenities available



# Metha Park, St. Newlyn East, Newquay, TR8



Approximate Area = 1436 sq ft / 133.4 sq m

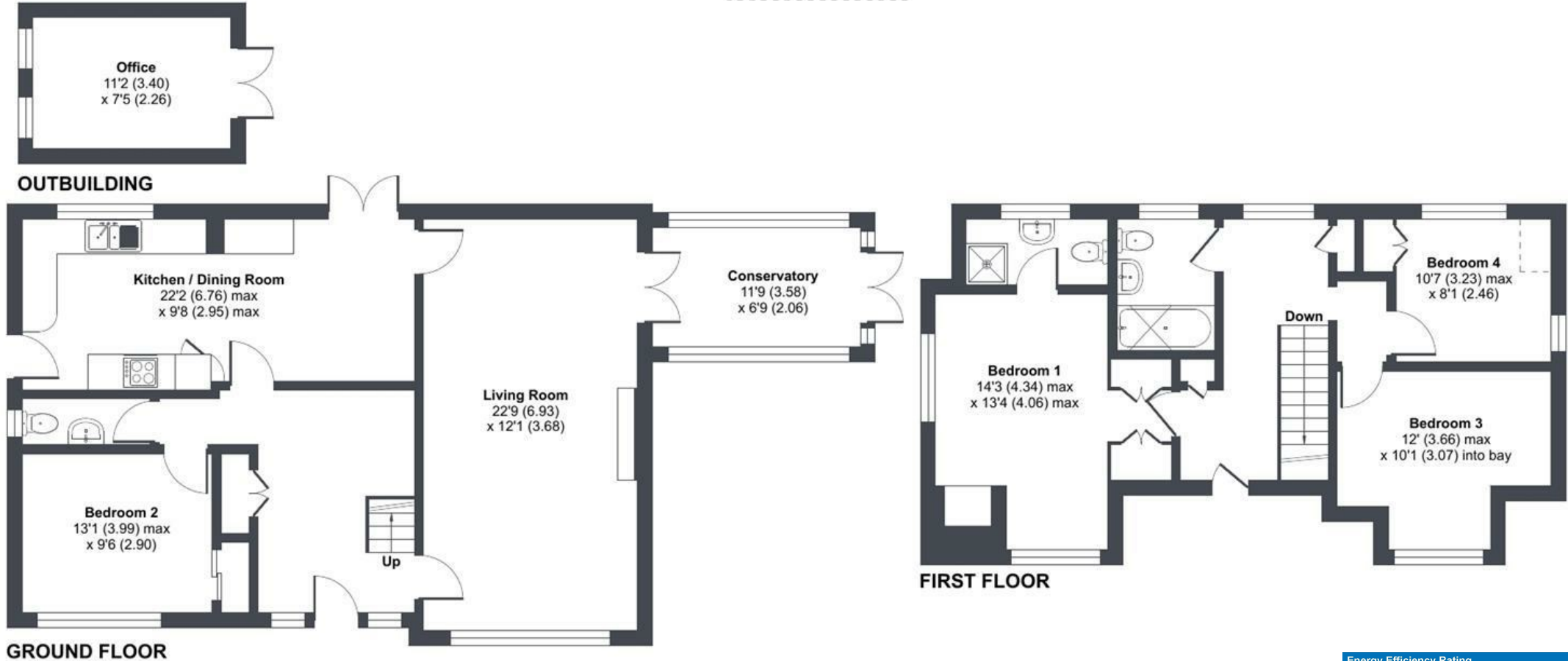
Limited Use Area(s) = 5 sq ft / 0.4 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1524 sq ft / 141.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>78</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>60</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |





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