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21 Pipers Parade, Newquay TR8 5FU

£525,000

A 'DREAM' HOME IN THE MOST IDYLIC COASTAL VILLAGE LOCATION. THIS LUXURIOUS FOUR-BEDROOM RESIDENCE OCCUPIES A GENEROUS PLOT WITH A GORGEOUS FULLY LANDSCAPED SOUTH-FACING GARDEN AND DRIVEWAY PARKING, JUST A SHORT WALK TO CRANTOCK BEACH.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- DETACHED FOUR BEDROOM COASTAL HOME
- HIGH-END LUXURY 'LEGACY' DEVELOPMENT
- BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN
- MAIN BEDROOM EN SUITE
- HIGHLY SOUGHT AFTER COASTAL VILLAGE DEVELOPMENT
- HIGHLY EFFICIENT AIR SOURCE HEAT PUMP
- GARAGE CONVERTED INTO A USEFUL RECEPTION ROOM
- HOT/COLD OUTDOOR SHOWER
- EV CHARGER

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DESCRIPTION:

Situated within the highly sought-after Halwyn Meadows development in the picturesque village of Crantock, No. 21 Pipers Parade is an exceptional detached family home occupying a generous private plot. Built by award-winning local developers Legacy Properties, this prestigious collection of just 59 homes is perfectly positioned moments from the stunning North Cornwall coastline, offering an enviable lifestyle close to the beach while remaining within easy reach of Newquay and Truro.

Crantock is one of Cornwall's most cherished coastal villages, tucked away in a sheltered position beside the dramatic Atlantic coastline. The village boasts a thriving community, independent shops and cafés, traditional pubs, a village hall, and of course the breathtaking Crantock Beach, renowned for its expansive golden sands, dunes, and rock pools. The nearby River Gannel is a haven for paddleboarders, swimmers, and nature lovers alike, while a footbridge and seasonal ferry provide easy access into Newquay.

From the moment you step inside No. 21, the quality and attention to detail are immediately apparent. A bright and welcoming entrance hall, complete with understairs storage and a cloakroom, sets the tone for the beautifully presented accommodation throughout.

To the front of the property, the elegant living room offers a luxurious yet comfortable retreat, providing ample space for the whole family to relax. A separate study overlooks the front aspect, creating an ideal home-working environment.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and snug area spanning the rear of the property. Designed for modern family living and entertaining, this impressive space is flooded with natural light and enjoys direct access to the south-facing garden through bi-fold doors. A stylish breakfast bar subtly separates the kitchen from the living and dining areas, creating distinct zones while maintaining the sociable open-plan feel.

The beautifully appointed kitchen features high-quality quartz worktops, extensive storage and a comprehensive range of integrated appliances including an oven, microwave, dishwasher, wine chiller and space for an American-style fridge freezer. Integrated ceiling speakers enhance the atmosphere, making this the perfect space for entertaining family and friends.

Adjacent to the kitchen is a highly versatile additional reception room, converted from the original garage. With double doors opening to the front and a separate door leading to the rear garden, this flexible space is ideal as a playroom, home gym, studio, hobbies room or additional office, while also providing convenient storage for bicycles, paddleboards and surf equipment.

The first floor offers four well-proportioned bedrooms. The principal suite enjoys fitted wardrobes and a luxurious en-suite shower room featuring a large double shower. Two further double bedrooms benefit from dual-aspect windows, including Velux roof lights, allowing natural light to pour in throughout the day. The fourth bedroom is currently arranged as a dressing room and study but could easily serve as a comfortable single bedroom or nursery.

A spacious family bathroom serves the remaining bedrooms and features a bath with shower over, while a large landing storage cupboard and loft access provide excellent practical storage solutions.

Throughout the property, the finish is immaculate, with fresh contemporary décor complemented by a combination of premium Karndean flooring and luxurious carpeting. Energy efficiency has also been carefully considered, with an air source heat pump providing economical heating and underfloor heating throughout the ground floor.

Outside, the south-facing rear garden is a true highlight. Beautifully landscaped and thoughtfully designed, it offers a generous lawn, sun terrace, established planting, mature trees and attractive borders, creating a wonderfully private and enclosed outdoor space. An outdoor hot and cold shower provides the perfect finishing touch after a day spent at the beach, ideal for rinsing sandy feet, wetsuits and muddy paws.

The property also benefits from attractive shutters fitted throughout many of the rooms, enhancing both privacy and style. Gated side access leads to the front where driveway parking is provided.

In summary, No. 21 Pipers Parade represents a rare opportunity to acquire a beautifully upgraded and impeccably presented coastal home within one of Cornwall's most desirable village locations. Combining outstanding accommodation, superb outside space, high-quality finishes and a wonderful lifestyle just moments from the beach, this is a home that truly has it all.

Living Room
3.99m x 4.11m (13'1" x 13'5")

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Kitchen/Diner
6.10m x 4.88m (20'0" x 16'0")

Snug
2.91m x 5.20m (9'6" x 17'0")

Bedroom 1
3.34m x 2.92m (10'11" x 9'6")

En-Suite
2.25m x 1.26m (7'4" x 4'1")

Bedroom 2
3.39m x 2.77m (11'1" x 9'1")

Bedroom 3
2.70m x 3.73m (8'10" x 12'2")

Bedroom 4
1.68m x 4.12m (5'6" x 13'6")

Bathroom
2.19m x 1.74 (7'2" x 5'8")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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All measurements are approximate and are to be used as a 'guide only'.

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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