

"Estate Agency is evolving...evolve with us"



8 Chynoweth View, Cubert TR8 5FQ

£449,500

A BRILLIANT EXAMPLE OF A FOUR BEDROOM, DETACHED, EXECUTIVE STYLE FAMILY HOME IN SUPERB CONDITION WITH A WESTERLY FACING, LOW MAINTENANCE PRIVATE GARDEN AND DRIVEWAY PARKING, LOCATED CLOSE TO THE HEART OF CUBERT VILLAGE WITHIN WALKING DISTANCE OF THE BAKERY, CONVENIENCE STORE AND PRIMARY SCHOOL, WITHIN EASY REACH OF HOLYWELL BAY AND CRANTOCK BEACHES, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- FOUR BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME
- JUST A FEW MINUTES WALK TO THE LOCAL VILLAGE AMENITIES AND THE PRIMARY SCHOOL
- SPACIOUS, OPEN PLAN ACCOMMODATION
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO CRANTOCK AND HOLYWELL BAY
- AIR SOURCE HEAT PUMP
- IDEAL AS A FAMILY HOME OR AS A BOLT HOLE BY THE SEA
- PRESENTED TO A SUPERB STANDARD
- NEAT, LOW MAINTENANCE GARDEN WITH A SUMMER HOUSE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Chynoweth View is a select and small development of attractive houses built in 2019. It is located close to the heart of Cubert, just a few minutes walk to the village school. The area surrounding Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

This property is tucked away in a quiet cul de sac away from passing traffic on a generous plot only a few minutes to the convenience store, the superb and highly regarded bakery and the post office. Within the village you will find The Smugglers Den Inn which is renowned locally for offering great quality food in traditional surroundings. From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under 2 miles on foot. This village lies approximately 3 miles south east of the vibrant town of Newquay which offers a wide range of shops, cafes and bars and many more beautiful beaches.

This exceptionally spacious family home has been lovingly cared for by the current owners. It's in immaculate condition throughout with modern neutral decor, a mixture of high quality carpets and highly practical LVT flooring and an air source heat pump.

A spacious, welcoming hallway with stairs to the first floor guides you into the hallway where you will find a useful storage cupboard. On the right, the lounge is a great size with patio doors to the front and leads into the kitchen diner at the rear, a brilliant family space with direct access to the rear garden. There's ample space for a family size dining table with plenty of room for the whole family to cook, entertain, dine or simply relax. Practically, the sleek kitchen offers a good range of contemporary units with a fully integrated appliance pack. Also, on the ground floor, you will find a utility room with a door to the garden and a useful cloakroom.

All four bedrooms can be found on the first floor; two at the front and two at the rear. The main bedroom is a great size with the added luxury of a high spec en suite shower room. As you would expect, the family bathroom is presented to a superb standard with a bath and shower over.

Externally, at the front, there's driveway parking and a neat, low maintenance area with access to the rear where you will find a private, sunny garden complete with a Summer House and a garden shed. There's an area of astro turf, a patio and a decked area making it an ideal 'lock up and leave' outdoor space.

This property has electric air source heating and is double glazed throughout. At Chynoweth View there's an annual freehold management charge of £330.00. (2024)

In summary, this gorgeous four bedroom family home is 'turn key' ready'. The condition, space and location are simply superb.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Lounge
5.05m x 4.22m (16'7 x 13'10)

.

Kitchen Diner
5.11m x 4.19m (16'9 x 13'9)

.

Utility
2.74m x 1.98m (9'0 x 6'6)

.

Bedroom 1
4.95m x 3.35m (16'3 x 11'0)

.

Bedroom 2
3.81m x 2.87m (12'6 x 9'5)

.

Bedroom 3
3.35m x 3.05m (11'0 x 10'0)

.

Bedroom 4
3.20m x 2.90m (10'6 x 9'6)

.

Summer House
1.98m x 1.96m (6'6 x 6'5)

.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:

Listing details
8 Chynoweth View

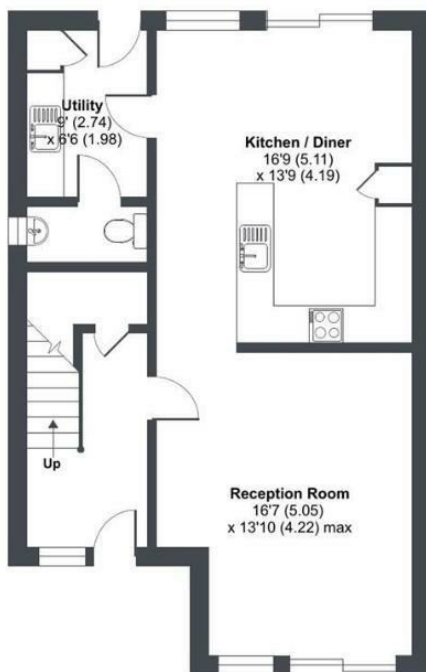
[View in fullscreen](#)

Chynoweth View, Cubert, Newquay, TR8

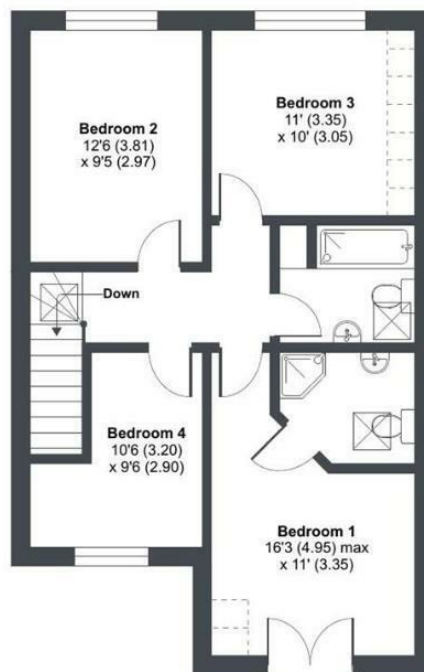
Approximate Area = 1266 sq ft / 117.6 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 1327 sq ft / 123.2 sq m
For identification only - Not to scale



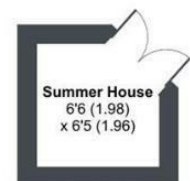
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		93
	(81-91) B		81
	(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	(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

