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## 5 Trethellan Hill, Newquay TR7 1QS

**£575,000**

AN EXCEPTIONAL AND STYLISH FOUR BEDROOM FAMILY HOME LOCATED ON ONE OF NEWQUAY'S MOST DESIRABLE ROADS WITH IMPRESSIVE GARDENS AND AMPLE PARKING SANDWICHED BETWEEN FISTRAL BEACH AND THE RIVER GANNEL ONLY A SHORT WALK TO NEWQUAY TOWN. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- EXCEPTIONAL FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ONE OF NEWQUAY'S MOST DESIRABLE STREETS
- PRIVATE FRONT AND REAR GARDENS
- AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN
- LOCATED BETWEEN THE RIVER GANNEL AND FISTRAL BEACH
- PLANNING PERMISSION GRANTED FOR A LOFT CONVERSION PA22/08113

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Five Trehellan Hill a unique, four bedroom semi-detached coastal home positioned on a sought after family friendly street with hardly any passing traffic and direct River Gannel access at the bottom of the road with sensational, flexible living areas, a neat, private garden and ample parking... This brilliant property is flawlessly presented inside and out. It has been a brilliant family home aswell as a lucrative holiday let offering huge flexibility to a potential buyer.

The enticing town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

### THE PROPERTY:

This is a house you will be proud to call home! The current owners have a truly unique and wonderful home within a few minutes walk of The River Gannel and Fistral Beach. It's currently utilised as a lucrative full time holiday let with 100 days booked for 2025.

Stepping through the front door into the hallway, the first impressions are exceptional. An entrance porch with an original tiled floor guides you into the hallway which has some useful storage and stairs to the first floor. At the front of the property on the left, boasting a bay window the lounge is spacious and enjoys a westerly aspect with a working open fire. On the other side with doors opening to the rear, the dining room features a solid wood floor and is beautifully decorated with enough space for a family size dining table.

At the rear, the kitchen which is 22 ft long boasts a generous range of white, wood effect units with solid wood work tops and a door to the terrace, it's flooded with morning sunshine and with the doors open, the terrace really is just an extension of this social area. Within the kitchen there's space for a dish washer, fridge freezer and washing machine with an integrated oven and gas hob. From the kitchen, there are a few steps down into the fourth ensuite double bedroom which has, in the past been a flexible space and utilised as a play room, work from home space and quiet reading room but is currently utilised as a bedroom.

The remaining three bedrooms can be found on the first floor, all are presented to the highest standard with gorgeous decor and high quality carpets. Two of the bedrooms offer built in storage and all are spacious and bright. Also on the first floor, the family bathroom has a 'P' Bath with a shower over and there's an additional separate WC next door.

This property has gas central heating throughout with upvc double glazed windows. The boiler was replaced in 2018 and is located in the kitchen.

Externally, the garden at the rear is laid mainly to lawn and enjoys plenty of sunshine. It's incredibly private and sheltered with high hedges and plenty of well established shrubs, borders and trees with a large replacement wrap-around decked area off from the dining room and kitchen, perfect for enjoying a coffee or breakfast in the morning sun and an evening BBQ. At the front there is a private, westerly facing lawned garden, the perfect spot to enjoy a glass of wine as the sun sets. There's driveway parking for three/four cars.

In summary, this property offers everything a modern family could wish for. The condition, location and size are simply superb!

Planning Permission was granted in 2021 for a loft conversion creating a large master bedroom with en-suite and a Juliette balcony at the back, it would have beautiful views out over the River Gannel.

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#### Porch

2.51m x 1.50m (8'3 x 4'11)

#### Hallway

3.10m x 1.65m (10'2 x 5'5)

#### Lounge

4.72m x 3.78m (15'6 x 12'5)

#### Dining Room

4.04m x 3.73m (13'3 x 12'3)

#### Kitchen

6.83m x 3.38m (22'5 x 11'1)

#### Ground Floor Bedroom 4

6.20m x 2.62m (20'4 x 8'7)

#### En Suite

#### Bedroom 1

4.75m x 3.15m (15'7 x 10'4)

#### Bedroom 2

3.71m x 3.48m (12'2 x 11'5)

#### Bedroom 3

3.07m x 2.51m (10'1 x 8'3)

#### Bathroom

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**FLOORPLAN:**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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