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## 1 Plen Hay Wartha, Nansledan TR8 4UG

**£420,000**

AN IMMACULATLY MAINTAINED FOUR-BEDROOM FAMILY HOME FEATURING A GARAGE AND ENCLOSED LOW MAINTENANCE GARDEN, IDEALLY SITUATED WITHIN THE PRESTIGIOUS DUCHY OF CORNWALL'S NANSLEDAN DEVELOPMENT, JUST MOMENTS FROM LOCAL SHOPS AND CAFÉS IN A PRIME, CONVENIENT LOCATION.

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

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

### FEATURES:

- GORGEOUS THREE STOREY FAMILY HOME BUILT TO THE SANDRINGHAM DESIGN
- GARAGE AND PARKING
- NO ONWARD CHAIN
- PRESENTED TO A SUPERB STANDARD WITH UPGRADED BLINDS AND CARPETS
- BUILT IN 2024
- LARGE MAIN BEDROOM WITH AN EN SUITE SHOWER ROOM
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- DUAL ASPECT KITCHEN DINER WITH UPGRADED QUARTZ WORKTOPS
- ESTATE MANAGEMENT FEE APPROX £300 PER YEAR

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## DESCRIPTION:

Welcome to Number One Plen Hay Wartha — an exquisite four-bedroom, three-storey semi-detached home built to the 'Sandringham' design by Wainhomes and completed in July 2024. Still under the remainder of a 10-year NHBC warranty and a 2-year builder's warranty, it combines space and style with a beautifully upgraded finish throughout.

Often described as the crown jewel of Newquay, Nansledan is a unique and vibrant community developed by the Duchy of Cornwall. Located just a short distance from Newquay's lively town centre, Nansledan is evolving into a flourishing neighbourhood of 4,000 homes, centred around a characterful high street filled with independent shops, cafes, and local businesses to suit every lifestyle. Families are particularly drawn to the area for its highly regarded primary school, plentiful green spaces, and easy access to the coast. Just two miles away, Newquay offers an exciting mix of cafes, restaurants, and retail, along with some of Cornwall's most stunning beaches—famous for their surf and natural beauty. On the eastern edge of Nansledan, you'll find Trewolek Meadow—also known locally as the SANG—a large, open area of preserved farmland that provides a sanctuary for wildlife and a fantastic space for dog walking and outdoor adventures with children.

As you step inside, a wide entrance hall sets a welcoming tone. The ground floor is thoughtfully laid out, featuring a generous lounge that spans the full depth of the house. French doors open out onto the rear garden, offering great flow between indoor and outdoor living. A central chimney breast adds character and is prepped for a log burner, creating a cosy focal point for colder months.

The kitchen-diner on the other side, also stretches from front to back and has been finished with classic shaker-style units and premium quartz worktops. Integrated appliances include a double oven, gas hob with extractor, fridge-freezer, dishwasher, and washing machine. A side door provides handy garden access. Also on the ground floor is a guest cloakroom and a useful storage cupboard tucked under the stairs.

On the first floor, the main bedroom offers a calm, well-appointed space with upgraded triple mirrored wardrobes and a sleek en-suite shower room. A second bedroom on this floor provides versatility—ideal for a nursery, guest bedroom, or home study. Completing the first floor is a family bathroom with a bath, half-tiled walls, a built-in vanity basin, and a low-level toilet. A cupboard with the hot water tank provides additional storage.

The top floor boasts two further comfortable double bedrooms, each enjoying open views of the surrounding countryside—offering peaceful environments for sleeping, studying, or working. A contemporary shower room serves this floor, perfect for family living or visiting guests.

Outside, the property enjoys attractive planting to the front and side. The rear garden is fully enclosed and benefits from a sunny Westerly aspect, providing a great space for outdoor dining or relaxing. With a mix of patio and lawn, it's both functional and easy to maintain. A footpath leads to the garage, which has power. One off-road parking space is located directly in front of the garage.

This home has been tastefully upgraded with high-quality flooring, custom blinds, and fitted bathroom mirrors throughout. Located in one of Newquay's most desirable areas, it's just a short stroll from Nansledan Primary School, rated 'Good' by OFSTED—making it a front runner for families seeking convenience, style, and a quality family home.

Entrance Hallway  
4.73 x 2.07 (15'6" x 6'9")

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Cloakroom

56.39m x 27.13m (185 x 089)

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Kitchen Diner

5.65 x 2.83 (18'6" x 9'3")

.

Lounge

5.65 x 3.14 (18'6" x 10'3")

.

Bedroom 1

5.64 x 3.3 (18'6" x 10'9")

.

En Suite

1.99 x 1.88 (6'6" x 6'2")

Bedroom 4

107.90m x 8.53m (354 x 28)

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Bathroom

3.49 x 1.96 (11'5" x 6'5")

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Bedroom 2

4.64 x 3.18 (15'2" x 10'5")

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Bedroom 3

4.64 x 2.74 (15'2" x 8'11")

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Shower Room

2.18 x 1.56 (7'1" x 5'1")

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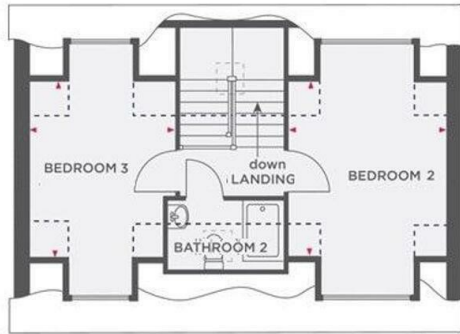
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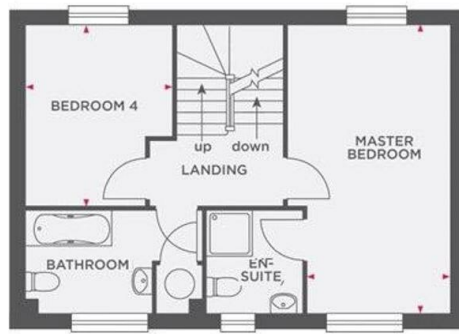
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**FLOORPLAN:**

Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		85	93
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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