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14 Carloggas Farm Cottages Carloggas, Newquay TR8 4EQ

£325,000

A CHARMING AND COMPLETELY REFURBISHED TWO DOUBLE BEDROOM HOME WITH A GARAGE, PARKING AND A PRIVATE, MATURE REAR GARDEN LOCATED ON THE OUTSKIRTS OF THE HIGHLY DESIRABLE VILLAGE OF ST MAWGAN JUST A FEW MINUTES DRIVE FROM WATERGATE BAY AND MAWGAN PORTH.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 2 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM HOUSE
- GARAGE AND PARKING
- WELL ESTABLISHED, FULLY ENCLOSED GARDEN
- NEWLY FITTED KITCHEN AND SHOWER ROOM
- SOLID OAK FLOORING IN THE KITCHEN, HALLWAY, CLOAKROOM AND DINING ROOM
- REWIRED THROUGHOUT
- LOFT ROOM
- PRESENTED TO A FLAWLESS STANDARD INSIDE AND OUT
- DISTANT RURAL VIEWS AND DISTANT VIEWS OF THE SEA

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DESCRIPTION:

Tucked away in the quiet hamlet of Carloggas, Number Fourteen Carloggas Farm Cottages offers a delightful blend of countryside charm and modern comfort. This surprisingly spacious home features two generous double bedrooms and thoughtfully arranged living spaces that feel both welcoming and versatile.

Beyond the front door, the surroundings are equally appealing. Carloggas Farm Cottages sit on the fringes of the highly regarded village of St Mawgan, known for its character, community feel, and scenic surroundings. Rolling countryside stretches in every direction, yet you're never far from the coast. Within a short drive, you'll find the striking beaches of Watergate Bay and Mawgan Porth, offering everything from peaceful walks to vibrant seaside activities. St Mawgan offers a strong sense of community, with everyday essentials close at hand including a popular primary school, a welcoming village pub, a quaint tearoom, and a handy local shop. For a wider range of amenities, the vibrant town of Newquay is just a short drive away, along with the convenience of Cornwall Airport nearby.

You are welcomed by a bright and airy hallway, complete with a practical cloakroom, setting the tone for this beautifully refurbished home. From here, you are led into a generous dining room, a versatile space ideal for entertaining and socialising featuring two built-in cupboards and stairs rising to the first floor.

Positioned at the front of the property, the recently upgraded kitchen showcases a stylish range of matte grey units, thoughtfully designed with an integrated electric oven and hob, full height fridge freezer, dishwasher, extractor and a convenient refuse system. To the rear, the lounge provides a calm and comfortable retreat to relax at the end of the day, with floor-to-ceiling windows and a door opening directly onto the garden, allowing natural light to pour in while offering a pleasant outlook over the outdoor space. Solid oak flooring runs seamlessly through the kitchen, dining room, cloakroom and hallway, complemented by high-quality carpet in the lounge.

Upstairs, there's two well-proportioned double bedrooms, one to the front and one to the rear, with the principal bedroom benefiting from built-in wardrobe and the second bedroom offering a large storage cupboard.. A recently replaced shower room completes the first floor, featuring a modern double shower and sleek aqua board finish. Additional storage is provided via a cupboard on the landing, which also houses the immersion tank and offers access to the loft.

The loft room itself is a fantastic bonus, enjoying far-reaching countryside views and providing a highly versatile space with ample storage potential. This home has undergone a comprehensive refurbishment, including a new kitchen and shower room, full rewire and consumer unit, upgraded radiators, new flooring, carpets, and fresh décor throughout.

Externally, the rear garden offers a peaceful and private setting, thoughtfully landscaped with an array of mature plants and trees. A patio area provides the perfect spot for outdoor dining, while the lawn adds a touch of greenery, creating an ideal space to relax and unwind. To the front, the property benefits from a neat, low-maintenance garden, while to the side there is a garage housing the boiler with power, water and additional storage above, and driveway parking in front.

This is a home that balances rural calm with coastal accessibility, an inviting retreat in one of Cornwall's most desirable locations.

Hallway
2.34m x 1.57m (7'8 x 5'2)

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Cloakroom

2.18m x 0.79m (7'2 x 2'7)

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Dining Room

4.55m x 3.84m (14'11 x 12'7)

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Lounge

4.55m x 4.04m (14'11 x 13'3)

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Kitchen

2.67m x 2.18m (8'9 x 7'2)

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Bedroom 1

4.55m x 4.04m (14'11 x 13'3)

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Bedroom 2

3.18m x 2.84m (10'5 x 9'4)

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Shower Room

2.01m x 1.68m (6'7 x 5'6)

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Loft Room

7.65m x 4.55m max (25'1 x 14'11 max)

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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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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

Pets are not permitted on any viewings.

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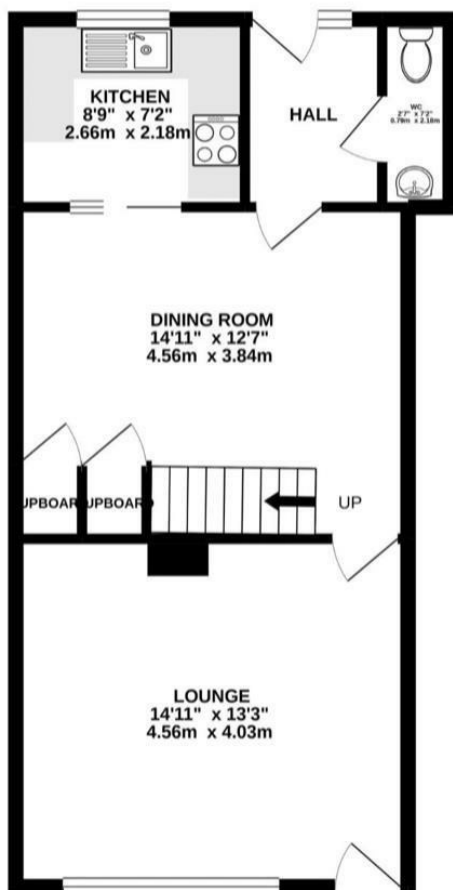
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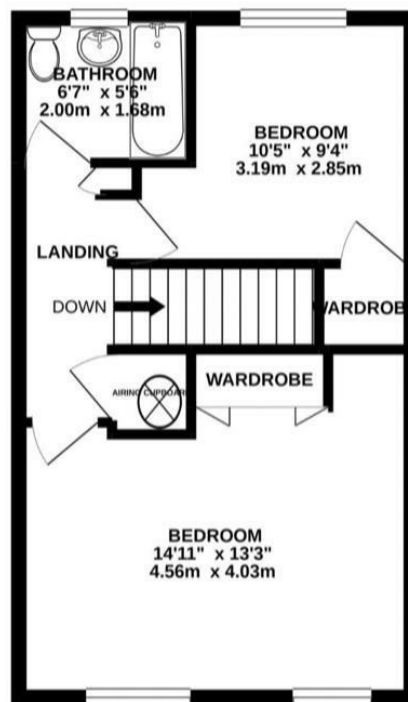
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FLOORPLAN:

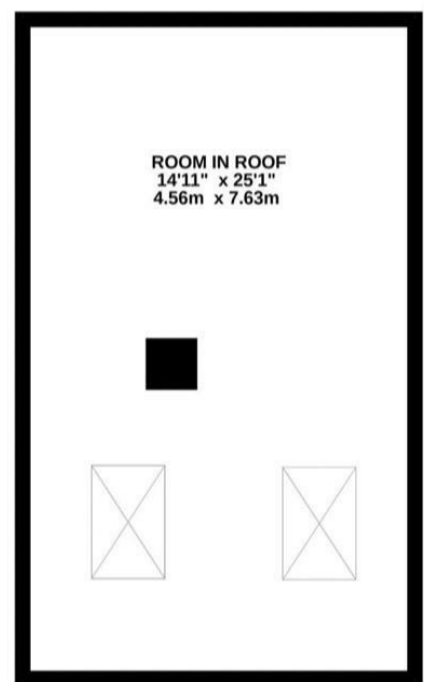
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

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		76	53
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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