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Philmar End Rear of 101 Henver Road, Newquay TR7 3DN

£495,000

A GORGEOUS THREE DOUBLE BEDROOM (ALL EN SUITE) FAMILY HOME TUCKED AWAY IN AN ENVIABLE POSITION WITHIN WALKING DISTANCE OF PORTH BEACH. THIS PROPERTY IS PERFECT FOR MODERN FAMILY LIVING WITH SPACIOUS OPEN PLAN LIVING AREAS, A SUMMER HOUSE, GARDEN CABIN AND AMPLE GATED PARKING, WITHIN EASY WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS.

PROPERTY TYPE: House - Detached

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

FEATURES:

- AN INCREDIBLY SPACIOUS AND COMPLETELY UNIQUE FAMILY HOME
- TUCKED AWAY LOCATION WITHIN WALKING DISTANCE OF PORTH AND LUSTY GLAZE BEACHES
- SUMMER HOUSE AND VERSATILE CABIN
- THREE DOUBLE BEDROOMS ALL EN SUITE
- LOFT ROOM WITH SEA GLIMPSES
- PRESENTED TO A BRILLIANT STANDARD
- GATED PARKING AREA
- GORGEOUS FRONT AND REAR GARDENS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- OPEN PLAN LIVING PERFECT FOR MODERN FAMILY LIFE

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Conveniently located tucked away off the well-regarded Henver Road, this home benefits from a sought-after setting in one of Newquay's most appealing neighbourhoods. It's an excellent choice for families, with both of the town's secondary schools just a short walk away, and St Columb Minor Academy and Nansledan Primary School also nearby. A short walk leads you to Chester Road shopping centre, which offers a variety of everyday conveniences including a bank, post office, café, butcher, bakery, and hardware shop. For those who enjoy the coast, the sandy shores of Porth Beach are easily accessible, and Newquay town centre—around a mile away—boasts a mix of unique local shops and popular retail chains. From relaxed coffee spots and stylish eateries to welcoming pubs and fine dining establishments, Newquay's lively culinary scene has something to satisfy every preference. No matter how you like to shop, relax, or spend your evenings, this outstanding location truly offers broad appeal.

Lovingly cared for by the current owners for over 20 years, this completely unique and exceptionally spacious family home offers an outstanding opportunity for those seeking comfort, versatility, and style in a desirable location. With generous living areas, three double bedrooms — all with en suites — a loft room with sea views, beautifully maintained gardens, and versatile outdoor buildings, this home is perfect for growing families or those who love to entertain.

The property welcomes you with a wide and inviting entrance hallway, finished with a slate floor and stairs leading to the first floor. From here, you step into the impressive open-plan lounge and dining area — a bright, dual-aspect space with a feature electric fire, French doors opening to the rear garden, and a front-facing window that floods the room with light. This is a wonderful space for relaxing with family or hosting guests, offering a seamless flow into the adjoining kitchen.

The kitchen is a stylish and functional centrepiece of the home, fitted with a sleek range of black gloss units, a breakfast bar, and wood-effect worktops. There is space for an American-style fridge freezer and a range-style oven, along with an integrated dishwasher. Just off the kitchen, a practical utility area provides storage for coats and shoes, along with a convenient WC and a cupboard housing the boiler. A side door gives direct access to the outside, and there is gated access down both sides of the property, allowing easy movement between the front and rear gardens.

All three double bedrooms are located on the ground floor, each featuring its own pristine en-suite bathroom. The main bedroom enjoys French doors that open onto a covered sun terrace — ideal for al fresco breakfasts or evening relaxation. Bedroom 2 also opens directly onto the rear garden. All bedrooms are spacious and bright, with immaculate decor and finishes throughout.

Upstairs, a large landing with a Velux window offers pleasant elevated views and leads to a generous loft room. This versatile space features two Velux windows with distant sea views and extensive eaves storage, making it ideal as a home study, or creative space. A beautifully appointed and exceptionally spacious family bathroom completes the upper floor, with elegant tiling and a deep bath creating a luxurious, spa-like atmosphere.

The outdoor space is just as impressive. To the rear, a detached summer house and a fully powered and plumbed garden cabin offer incredible flexibility. The cabin is currently set up with a washing machine and tumble dryer, making it ideal as a utility space, a home study, a teenager's den, or even a potential studio. The private rear garden is low-maintenance, perfect for outdoor dining or relaxing in privacy.

To the front, a sun-drenched lawned garden is bordered by mature trees, flowering plants, and well-established shrubs, creating a vibrant and peaceful setting. The property benefits from gated access on both sides and secure parking.

In summary, this is a rare and remarkable home that blends quality, space and convenience. Immaculately maintained and thoughtfully reconfigured over the years, it's perfectly suited for families, home-based professionals, or anyone looking for a spacious and versatile property in a sought-after location.

Hallway

4.95m x 1.83m (16'3 x 6'0)

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Lounge Diner

7.92m x 4.60m (26'0 x 15'1)

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Kitchen
6.55m x 2.31m (21'6 x 7'7)

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Bedroom
3.07m x 2.92m (10'1 x 9'7)

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En Suite
2.87m x 1.63m (9'5 x 5'4)

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Bedroom
4.14m x 3.23m (13'7 x 10'7)

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En Suite
2.18m x 1.88m (7'2 x 6'2)

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Bedroom
4.29m x 3.81m (14'1 x 12'6)

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En Suite
2.84m x 1.30m (9'4 x 4'3)

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Loft Room
5.00m x 4.09m (16'5 x 13'5)

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Bathroom
4.11m x 2.95m (13'6 x 9'8)

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Studio
3.18m x 3.15m (10'5 x 10'4)

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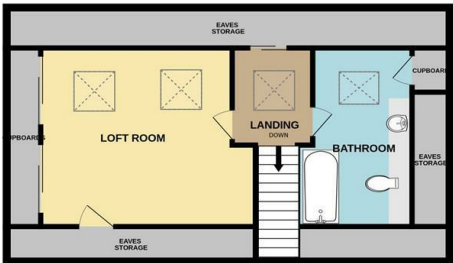


FLOORPLAN:

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

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