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## 10 Gwarak Esels, Newquay TR8 4SD

**£485,000**

QUITE POSSIBLY THE MOST BEAUTIFUL HOME WE HAVE SEEN AT NANSLEDAN!  
WITH FOUR BEDROOMS, EXCEPTIONALLY SPACIOUS AND FLAWLESSLY PRESENTED ACCOMMODATION, A 'SUN-TRAP' WESTERLY FACING GARDEN, A GARAGE AND PARKING DIRECTLY OPPOSITE PARC MENGLEUDH, THIS PROPERTY REALLY IS SPECIAL!

**PROPERTY TYPE:** House - Detached

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

### FEATURES:

- THE MOST BEAUTIFUL FOUR BEDROOM DETACHED 'HIGHGROVE' STYLE NANSLEDAN HOME
- CHARMING AND THOUGHTFULLY LANDSCAPED WESTERLY FACING GARDEN
- GARAGE AND ALLOCATED PARKING
- ATTRACTIVE OPEN OUTLOOK ACROSS PARC MENGLEUDH
- UTILITY ROOM
- BESPOKE SHUTTERS INCLUDED IN THE SALE
- NO ONWARD CHAIN
- BUILT IN WARDROBES IN THREE BEDROOMS
- MAIN BEDROOM EN SUITE
- KARNDEN FLOORING IN LIVING ROOM

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## DESCRIPTION:

Welcome to Number Ten Gwarak Esels – a beautifully designed and generously proportioned four bedroom detached home, built in 2021 and located in the highly desirable community of Nansledan. Located in a tucked away sunny position opposite Parc Megleudgh, this stunning property is just a short walk from local shops, cafés, and everyday amenities. Newquay town centre and its iconic beaches are only a 10-minute drive away, while essentials such as Nansledan School, The Little Cornish Pantry, The Sang (public open space), Henvor Road Co-op and Post Office, Quintrell Downs Spar and Train Station, and Porth Beach are all within easy reach on foot.

Nansledan; often referred to as the crown jewel of Newquay—is an ambitious, forward-thinking development by the Duchy of Cornwall. Designed to evolve into a vibrant community of more than 4,000 homes, it already features a variety of independent shops, cafés, and local businesses nestled among its charming, colourful streets. With a lively village feel, a well-regarded primary school, and an abundance of green spaces—including the wildlife-rich Trewolek Meadow (SANG)—Nansledan is perfect for families. Coastal lovers will also appreciate being just two miles from Newquay's world-famous surf beaches and dramatic coastal scenery.

A smart and welcoming entrance hallway with stairs to the first floor guides you into this property where you will find the impressive dual-aspect lounge extending over 23 feet in length on the left. Featuring a charming bay window to the front and French doors opening onto the rear garden, this stunning space offers the perfect setting for relaxed family evenings or entertaining guests in style. It's a true showstopper—generously sized and filled with natural light with upgraded karndean flooring and an electric fire creating a warm and relaxing atmosphere.

On the opposite side of the hallway lies the equally striking kitchen-diner, thoughtfully designed with a sleek array of dark grey shaker-style units and a full pack of integrated appliances. These include a dishwasher, full-height fridge freezer, newly fitted MIELE oven, and a gas hob, ensuring both function and style are in abundance. A central breakfast bar subtly separates the kitchen and dining areas, creating a casual spot for morning coffee or breakfast on the run. There's ample space for a large family dining table and plenty of natural light thanks to the bay window at the front. Off from the kitchen, a dedicated utility room offers further practicality with space and plumbing for both a washing machine and tumble dryer, along with direct access to the rear garden.

All four bedrooms are located on the first floor, two are positioned at the front while the remaining two enjoy peaceful views over the rear garden. The main bedroom features a stylish en suite shower room, thoughtfully designed and finished to a high standard. The contemporary family bathroom includes a full-size bath, perfect for unwinding. Both the en suite and bathroom benefit from upgraded mirrors. Three of the bedrooms are equipped with sleek, built-in wardrobes, providing generous and practical storage without compromising on space. Throughout the upstairs, as with the rest of the home, you'll find bespoke shutters fitted to the windows—offering a touch of elegance and enhanced privacy.

A convenient airing cupboard on the landing houses the water tank, adding useful storage space. The property is fitted with gas central heating and traditional wooden double-glazed windows, blending comfort with character.

At the rear of the property, you'll find a single garage and an allocated parking space. The westerly facing garden has been thoughtfully landscaped and expertly maintained, creating a serene and private outdoor sanctuary. A generous patio area provides an ideal space for family gatherings and al fresco dining, while the adjoining astro turf offers a safe, low-maintenance play area perfect for children.

In summary, this exceptional home offers generous space, stylish design, and high-quality finishes, making it the perfect family residence. With no onward chain, it presents a rare opportunity for a smooth and hassle-free purchase.

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Hallway  
2.74m x 2.13m (9'0 x 7'0)

.

Lounge  
7.01m x 3.20m (23'0 x 10'6)

.

Kitchen Diner  
6.86m x 3.38m (22'6 x 11'1)

.

Utility Room  
2.82m x 1.93m (9'3 x 6'4)

.

Cloakroom  
1.93m x 1.45m (6'4 x 4'9)

.

Bedroom 1  
4.06m x 3.28m (13'4 x 10'9)

.

En Suite  
2.06m x 1.93m (6'9 x 6'4)

.

Bedroom 2  
3.38m x 2.79m (11'1 x 9'2)

.

Bedroom 3  
3.68m x 3.43m (12'1 x 11'3)

.

Bedroom 4  
3.07m x 2.87m (10'1 x 9'5)

.

Bathroom  
2.49m x 1.63m (8'2 x 5'4)

.

Garage  
5.87m x 3.12m (19'3 x 10'3)

.

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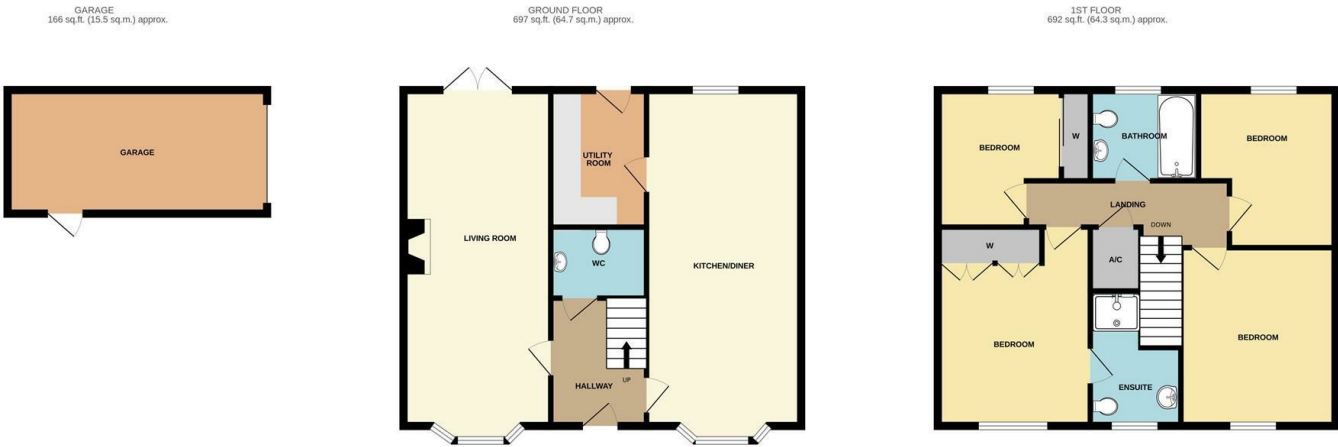
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FLOORPLAN:



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		82	
(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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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