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18 West Park, St. Columb TR9 6RP

£300,000

A TRULY UNIQUE AND FLAWLESSLY PRESENTED TWO BEDROOM HOUSE WITH SPACIOUS, BRIGHT LIVING AREAS AND AN EXCEPTIONAL GARDEN WITH A LARGE OUTBUILDING LOCATED ON THE EDGE OF ST COLUMB MAJOR WITH AMPLE DRIVEWAY PARKING AND WITHIN EASY WALKING DISTANCE TO THE SCHOOL AND LOCAL AMENITIES.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- EXCEPTIONALLY SPACIOUS AND BEAUTIFULLY REFURBISHED SEMI DETACHED HOME
- OUTSTANDING SOUTH EASTERLY FACING GARDEN
- LARGE OUT BUILDING
- AMPLE DRIVEWAY PARKING
- EASY WALKING DISTANCE TO THE PRIMARY SCHOOL AND LOCAL AMENITIES
- SOLID OAK DOORS
- LOG BURNER
- PLENTY OF STORAGE

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DESCRIPTION:

Welcome to Number Eighteen West Park, a completely unique and absolutely gorgeous family home tucked away in a quiet cul de sac location on the edge of St Columb Major within easy reach of the Primary School, the recreation ground and the nearby shops and amenities.

St. Columb Major offers a delightful array of amenities, from a convenient Co-op and local butchers to charming cafes and traditional pubs. With a primary school and doctor's surgery nearby, this community is perfect for families. For secondary education, children can attend Newquay Treviglas or Tretherras schools. Just a short drive away lies the highly coveted coastal town of Newquay, recently hailed as one of the UK's most desirable places to live. With its stunning sandy beaches, renowned surf spots, and family-friendly rock pools, Newquay promises endless adventures by the sea. Whether you enjoy paddle boarding in calm waters or soaking up the sun on the shore, this vibrant town has something for everyone. Closer still are the popular beaches of Watergate Bay and Mawgan Porth, offering even more opportunities to embrace the coastal lifestyle. Imagine coming home to this idyllic retreat, where the beauty of Cornwall surrounds you and the promise of a relaxed, seaside existence awaits.

This property has been completely transformed by the current owners who have left no stone unturned. The standard of accommodation is brilliant throughout with bright, spacious living areas, a gorgeous garden and ample parking.

A bright and welcoming entrance area guides you in to the lounge on one side and the kitchen diner on the other. The dual aspect lounge has a cosy warm feel with a log burner, a window to the front and French doors to the rear. The current owners have created a quirky work from home area. There's ample space for plenty of furniture and plenty of room for the whole family to relax at the end of the day.

The kitchen diner is an equally exceptional space. There's plenty of space for a family size dining table and dual aspect windows with doors offering access to the garden. Practically, the kitchen offers an array of modern, matt units with an integrated dish washer, double oven and electric hob. There's a neat utility area with space for a fridge freezer and washing machine. A breakfast bar loosely divides this space offering a casual spot to enjoy a quick coffee. There's plenty of storage, a boiler room ideal for coats and boots and a useful WC. The whole of the ground floor encourages connection with ample space for cooking, dining, relaxing and entertaining yet there's plenty of space for everyone to find a quiet spot!

Both double bedrooms can be found on the first floor. This property was built as a three bedroom house and the current owners have turned it into a two-bed, the dual aspect main bedroom is huge with ample space for storage and additional furniture. The other bedroom is a great size with a useful storage cupboard and a window to the front.

Off from the landing, there's access to the loft which has a loft ladder and is partly boarded. The shower room is presented to a superb standard with stylish tiling, a stone basin and a WC.

This property really is truly outstanding, the eye for detail, flawless finish and meticulous planning really shines through in this home. The decor and floor coverings are high quality and the doors are all solid oak. There's gas central heating throughout powered by a combination boiler located in the boiler room at the rear.

Externally, at the front there's ample driveway parking and access to the rear garden. The garden at the rear really has the WOW factor, it faces south easterly and has been lovingly landscaped. There's a patio perfect for a morning coffee in the sun, a large lawned area and a beautifully planted pretty corner which enjoys the late afternoon and evening sun with a water feature and some cobble stones. Further to this is a large outbuilding, currently utilised just as storage but could be a work from home space or perhaps a home gym.

In summary, this home is sure to make you smile. It offers flexibility, space and a very convenient location.

AGENT'S NOTE

The current owners are open to making this property back into a three bedroom house, further information available on request.

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Hallway
1.96m x 1.09m (6'5 x 3'7)

Lounge
4.75m x 3.40m (15'7 x 11'2)

Kitchen Diner
5.69m x 3.07m (18'8 x 10'1)

Utility Area
2.16m x 1.12m (7'1 x 3'8)

WC
1.30m x 0.79m (4'3 x 2'7)

Bedroom 1
5.66m x 4.39m (18'7 x 14'5)

Bedroom 2
3.40m x 2.92m (11'2 x 9'7)

Bathroom
2.51m x 1.68m (8'3 x 5'6)

Outbuilding
4.78m x 3.66m (15'8 x 12'0)

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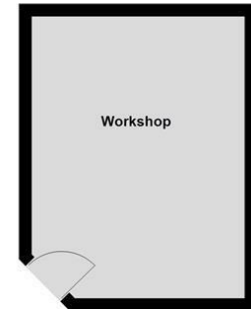
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FLOORPLAN:



Outbuilding
Approx. 15.7 sq. metres (169.0 sq. feet)



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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