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18 Old Barn Court, Newquay TR7 1QU

£420,000

AN OUTSTANDING THREE DOUBLE BEDROOM FAMILY HOME WITH GORGEOUS RIVER GANNEL VIEWS LOCATED IN THE TUCKED AWAY OLD BARN COURT DEVELOPMENT WITH ALLOCATED PARKING, A GARAGE AND A LOW MAINTENANCE REAR GARDEN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- GORGEOUS THREE DOUBLE BEDROOM HOME WITH PRIVATE DRIVEWAY PARKING
- RIVER GANNEL VIEWS
- DRIVEWAY PARKING AND GARAGE
- GAS CH, NEW BOILER IN OCT 2022
- EXCEPTIONAL CONDITION THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- LOTS OF STORAGE
- ENVIABLE LOCATION
- ALL MAINS SERVICES

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DESCRIPTION:

This totally brilliant three bedroom family home with gorgeous River Gannel views occupies a tucked away position just a few minutes walk to the River Gannel. Located within the highly desirable Old Barn Court development it has the benefit of a private, well established garden, a garage and allocated PARKING.

Access in and out of Newquay is very easy. The town offers a vibrant array of shops, cafes, bars and restaurants with something to suit everyone's taste. When living this close to the beach, watersports and activities are in abundance. Everywhere you turn there are reminders of the surfing culture that Newquay is famous for. In recent years Paddle boarding has become equally as popular and from this home, you can walk with your SUP and be on the water in minutes!

The Gannel is just as beautiful at low tide where you can walk across the sandy river bed to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars to enjoy.

The beautiful Trenance Boating Lake and gardens are within very easy reach and the Heron Tennis Centre, Waterworld and the Skate Park are within half a mile, this is a particularly convenient location for a family with children of all ages! The world famous Fistral Beach is the closest to this property, about 15 minutes on foot.

This double fronted property is set well back from the entrance with a south facing low maintenance garden and allocated parking, something quite rare at Old Barn Court! The accommodation is preset to the highest standard with many dual aspect rooms and gorgeous RIVER views.

A bright and welcoming entrance hallway with an under stairs cupboard, a useful cloakroom and stairs to the first floor guides you into this family home. On the left hand side, you will find the dual aspect lounge which enjoys River Gannel views from the front window. The addition of a log burner creates a cosy feel in the colder months. On the other side, the kitchen diner is also dual aspect with a door to the rear garden and a generous range of cream gloss units with an integrated dish washer and under counter fridge and freezer. There's also space for a range style oven. This room is filled with natural light and is a great size, perfect for entertaining and enjoying meals with family and friends.

All three DOUBLE bedrooms can be found on the first floor. The main bedroom features an ensuite shower room and built in wardrobes with gorgeous views from the en suite. The other two bedrooms are beautifully decorated and carpeted with one at the front and one at the rear.

The landing area is spacious and bright with an airing cupboard and access to the bathroom which has a bath with shower over, a wc and wash basin. This property has gas central heating powered by a combination boiler that was replaced in October 2022 located in the cloakroom. The windows are all upvc double glazed.

Externally, the garden at the front is south facing and lawned. Old Barn Court has a real community feel where people enjoy the sun in their front garden. Our clients have created driveway parking at the front that will fit one large car or two small cars. At the rear, the garden is low maintenance, fully enclosed and private with astro turf and a beautiful Mimosa tree. There's also a outdoor hot and cold shower...perfect for a post surf rinse!

In summary, this gorgeous property has been lovingly cared for by the current owners. It is in exceptional condition and located in an enviable spot with the added benefits of Parking, River Views and a Garage.

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Hallway
5.23m x 1.96m (17'2 x 6'5)

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Lounge
5.92m x 3.28m (19'5 x 10'9)

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Kitchen Diner
5.79m x 3.35m (19'0 x 11'0)

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Cloakroom
1.96m x 0.79m (6'5 x 2'7)

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Bedroom 1
4.42m x 3.43m (14'6 x 11'3)

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En Suite
1.96m x 1.32m (6'5 x 4'4)

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Bedroom 2
3.35m x 3.20m (11'0 x 10'6)

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Bedroom 3
2.84m x 2.44m (9'4 x 8'0)

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Bathroom
2.46m x 1.70m (8'1 x 5'7)

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Garage
5.00m x 2.49m (16'5 x 8'2)

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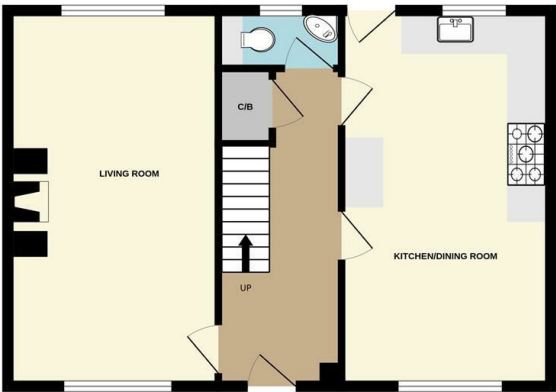
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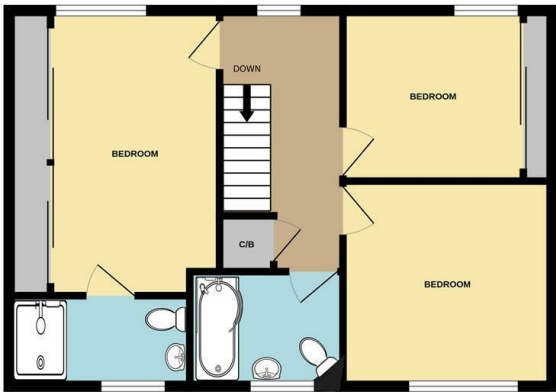


FLOORPLAN:

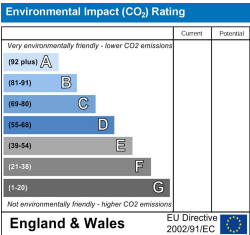
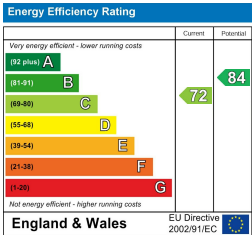
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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