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## 18 Mellanvrane Lane, Newquay TR7 2LB

**£400,000**

**!!!UNEXPECTEDLY RE-AVAILABLE!!!**

A BEAUTIFULLY RENOVATED AND MODERNISED TWO DOUBLE BEDROOM BUNGALOW OFFERING STYLISH SINGLE-LEVEL LIVING, WITH DRIVEWAY PARKING, A GARAGE AND A MATURE ENCLOSED REAR GARDEN. THERE'S FAR-REACHING VIEWS OVER THE RIVER GANNEL AND A SUPERB SOUTH-FACING SUN TERRACE, PERFECT FOR RELAXING OR ENTERTAINING WHILE TAKING IN THE STUNNING OUTLOOK.

**PROPERTY TYPE:** Bungalow - Detached

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

### FEATURES:

- RENOVATED AND MODERNISED TWO DOUBLE BEDROOM BUNGALOW
- INCREDIBLE SOUTHERLY FACING SUN TERRACE WITH RIVER GANNEL VIEWS
- GARAGE AND PARKING
- DECEPTIVELY SPACIOUS
- OPEN PLAN LIVING AREAS
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- RIVER GANNEL VIEWS FROM THE LOUNGE AREA AND FRONT BEDROOM
- VERY WELL ESTABLISHED AND MATURE REAR GARDEN
- WOW FACTOR KITCHEN AND BATHROOM

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#### DESCRIPTION:

Welcome to Number Eighteen Mellanvrane Lane; positioned within a highly desirable residential setting on the southern side of Newquay, this exceptional two-bedroom bungalow offers an outstanding blend of comfort, style and location along with incredible views of the River Gannel. Just moments from the picturesque Gannel Estuary and the open green spaces of Trenance Gardens and Leisure Park, the property enjoys a peaceful environment while remaining conveniently close to everyday amenities.

Beautifully updated and thoughtfully improved, this home showcases a high standard inside and out. The accommodation is light-filled and well-proportioned, combining contemporary design with a practical single-level layout that will appeal to a wide range of buyers. Presented in excellent condition, this is a standout opportunity for those seeking a turn-key home in one of Newquay's most favoured locations.

A welcoming porch with generous shoe and coat storage leads into a brilliant dual-aspect living and dining area with a log burner, perfectly designed to capture the breathtaking views across the River Gannel through a large picture window and patio doors opening onto the rear garden. A solid wooden floor flows throughout and there's plenty of built-in storage. (Please note the aquarium is not included in the sale.)

At the heart of the home, open plan to the lounge diner is a recently installed, beautifully designed kitchen. Boasting a stylish range of on-trend green units, solid wooden worktops, integrated appliances, a tiled floor, and a classic Belfast sink, this culinary space is as practical as it is elegant. The open-plan layout creates a cosy and sociable environment, perfect for relaxing, dining, and entertaining while encouraging connection.

The property offers two spacious double bedrooms, each providing ample room for a variety of furnishings. The main bedroom is particularly impressive, enjoying incredible south-facing views across the River Gannel and the upgraded bathroom exudes luxury, featuring striking green tiling, an L-shaped bath with shower over, WC, and wash basin with contemporary black fittings.

Gas central heating runs throughout the home, powered by a replacement combination boiler. The loft is boarded and insulated, with a fitted loft ladder providing easy access.

Externally, the south-facing sun terrace to the front is a true highlight, offering incredible river views and all-day sunshine, the perfect place to relax and watch the world go by. The rear garden is mature, private, and beautifully established, with an extensive variety of plants, trees, and shrubs, along with a pergola, a wonderful space to explore and unwind. To the front, there is ample driveway parking and access to the garage.

In summary, located on the sought-after southern side of Newquay near the River Gannel, this beautifully updated two-bedroom bungalow offers stylish single-level living, stunning river views, landscaped gardens, driveway parking and a garage in a prime coastal setting.

Hallway  
2.87m x 1.52m (9'5 x 5'0)

Lounge Diner  
6.27m x 4.42m (20'7 x 14'6)

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Kitchen  
3.20m x 2.82m (10'6 x 9'3)

Garage  
6.02m x 3.81m (19'9 x 12'6)

Bedroom 1  
4.11m x 3.23m (13'6 x 10'7)

Bedroom 2  
3.89m x 3.18m (12'9 x 10'5)

Bathroom  
2.34m x 1.65m (7'8 x 5'5)

### 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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FLOORPLAN:



Total Area: 95.6 m<sup>2</sup> ... 1029 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		84
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	62	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.