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Chy an Fos St. Columb TR9 6EG

£550,000

AN UTTERLY UNIQUE, CHARMING AND BEAUTIFULLY PRESENTED 'FOREVER HOME' NESTLED IN THE IDYLIC HAMLET OF TALSKIDY, OFFERING EXPANSIVE LANDSCAPED GARDENS, A DELIGHTFUL SUMMER HOUSE, VARIOUS OUTBUILDINGS, AND SPACIOUS, FAMILY-FRIENDLY LIVING ACCOMMODATION WITHIN EASY REACH OF THE A39. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- FOUR BEDROOM 'FOREVER HOME'
- TUCKED AWAY IN THE QUIANT IDYLIC HAMLET OF TALSKIDY
- 1/4 ACRE LANDSCAPED GARDENS WITH A SUMMER HOUSE
- PARKING FOR AROUND SIX CARS
- SUN DRENCHED SOUTHERLY FACING DECKED AREA
- TANDEM DOUBLE GARAGE
- VARIOUS SHEDS INCLUDING A 'BEACH STORE'
- SPACIOUS, OPEN PLAN AND BRIGHT
- VERSATILE AND PERFECT FOR MODERN FAMILY LIFE
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Chy an Fos, an utterly unique family home nestled in the tranquil rural hamlet of Talskiddy. This location offers scenic countryside walks right from the doorstep and is just four miles from the golden beaches of Mawgan Porth and Watergate Bay and only a five minute drive from the day to day amenities on offer at St Columb Major.

The vibrant towns of Newquay and Wadebridge are around fifteen minutes away, offering supermarkets and an extensive selection of shops. Around eight miles away you will find the picturesque harbour town of Padstow, home to acclaimed dining spots like Rick Stein's restaurants, and a regular pedestrian ferry service that connects to the stunning coastal destinations of Daymer Bay, Polzeath, and Rock. For transport links, Bodmin Parkway provides mainline rail services, and the A30 trunk road can be accessed at Victoria, offering straightforward routes to the historic cathedral cities of Truro and Exeter.

Prepare to be impressed by this exceptional family home! It has been thoughtfully upgraded and lovingly maintained, offering stylish and spacious living throughout. It combines contemporary design with rural charm, making it ideal for families seeking both comfort and space.

Inside, the home features a bright and spacious open-plan layout, including a stunning 31ft lounge, kitchen, diner, and snug area with solid wood units, real granite worktops, and a central island. This space provides ample room for cooking, dining, relaxing, and entertaining, the true hub of the home. A separate utility room with a traditional Belfast sink and a stylish ground-floor shower room add practicality, while a the main lounge with a log burner offers a cosy retreat perfect for winter nights, complemented by triple-aspect windows flooding the room with natural light. From the lounge, you will be drawn to the sun room flooded with natural light, with bi-fold doors connecting seamlessly to a south-facing Mediterranean-style patio; a private sun trap surrounded by lush plants and high walls for added seclusion. This courtyard garden runs right around the property offering plenty of sun and also shade.

All four bedrooms can be found of the first floor, off from the spacious landing including a dual-aspect main bedroom with en-suite and countryside views. The main bathroom is fitted to a high standard, with a freestanding bath, walk-in drench shower, and modern white suite.

This property benefits from upvc double glazing and propane gas for heating. There is private drainage.

Externally, the home continues to impress with generous parking for around six cars, a double-length tandem garage, and a beautifully landscaped detached garden approaching a quarter of an acre. This garden is laid mainly to lawn and backs onto open fields...perfect for socialising, parties, and family gatherings, featuring rural views and a Summer House, loosley set up with a kitchenette and bedroom, perfect for teenagers or possibly working from home.

With high-quality finishes throughout and too many features to list, this is a must-see home offering space, style, and a truly rural feel just minutes from the nearest town. OFFERED WITH NO ONWARD CHAIN.

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Kitchen Diner Snug
9.68m x 4.83m (31'9 x 15'10)

.

Living Room
5.66m x 3.58m (18'7 x 11'9)

.

Sun Lounge
4.50m x 3.00m (14'9 x 9'10)

.

Ground Floor Shower Room
2.36m x 1.96m (7'9 x 6'5)

.

Utility
2.97m x 1.98m (9'9 x 6'6)

.

Inner Hallway
3.96m x 2.06m (13'0 x 6'9)

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Bedroom 1
5.66m x 3.58m (18'7 x 11'9)

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Bedroom 2
4.19m x 3.51m (13'9 x 11'6)

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Bedroom 3
3.35m '1.52m x 2.54m (11 '5 x 8'4)

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Bedroom 4
3.18m x 2.06m (10'5 x 6'9)

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Bathroom
2.84m x 2.62m (9'4 x 8'7)

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Garage
7.80m x 2.97m (25'7 x 9'9)

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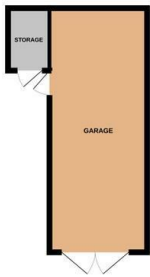
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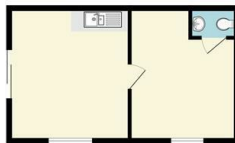


FLOORPLAN:

GARAGE
275 sq.ft. (25.3 sq.m.) approx.



SUMMER HOUSE
224 sq.ft. (20.7 sq.m.) approx.



GROUND FLOOR
289 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
743 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 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 plus) 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 plus) 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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