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Genista West Pentire Road, Newquay TR8 5RZ

£550,000

A 'DREAM HOME' IN THE MOST IDYLIC COASTAL VILLAGE LOCATION. THIS GORGEOUS THREE DOUBLE BEDROOM BUNGALOW HAS BEEN COMPLETELY RENOVATED AND RECONFIGURED IN RECENT YEARS OCCUPYING A GENEROUS, WELL ESTABLISHED AND PRIVATE PLOT JUST A SHORT WALK TO CRANTOCK BEACH. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- GORGEOUS THREE BEDROOM COASTAL HOME
- REFURBISHED AND PRESENTED TO A FLAWLESS STANDARD
- LARGE FLAT LAWNED GARDEN
- DETACHED GARAGE AND GATED DRIVEWAY WITH AMPLE PARKING
- WALKING DISTANCE TO CRANTOCK BEACH
- NO ONWARD CHAIN
- HIGHLY DESIRABLE COASTAL VILLAGE

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DESCRIPTION:

Welcome to 'Genista', a flawlessly presented three double bedroom coastal home prominently positioned just minutes from the golden sands of Crantock beach. Located in the heart of Crantock, one of Cornwall's most charming villages, this sought-after location offers a peaceful retreat surrounded by the breathtaking scenery of the North Cornish coast. Just a short drive from the vibrant resort town of Newquay and only thirteen miles from the cathedral city of Truro, Crantock combines tranquility with convenience.

The village itself is a hidden gem, offering a warm and welcoming community, a selection of independent shops, delightful cafes, traditional pubs, and a village hall that hosts a range of local events. Crantock Beach is a true coastal treasure – a sweeping stretch of golden sand backed by dunes and dotted with rock pools, ideal for relaxing days out or family adventures. To the east, the River Gannel is a haven for paddleboarders and swimmers. At low tide, a charming footbridge offers access to Newquay, while at high tide, a seasonal ferry ensures a safe and scenic crossing.

Refurbished to an exceptional standard with no detail overlooked, this impressive three-bedroom detached property offers contemporary living in a beautifully finished coastal setting. Every element has been carefully designed to create a flawless blend of style, comfort, and functionality.

Step inside to a bright and spacious open-plan kitchen/diner, perfect for modern family life and entertaining. The kitchen features a stylish range of light grey shaker units, complemented by an island at the centre – ideal for casual dining or socialising while cooking. The kitchen is both elegant and practical, offering an abundance of cupboard space along with a fully integrated appliance pack for seamless modern living. Thoughtfully designed as a brilliant social hub, this open-plan space provides ample room to cook, dine, and relax in comfort. With doors opening directly onto the garden, the boundary between indoors and outdoors disappears—creating a perfect flow that makes the garden feel like a true extension of the living area, ideal for entertaining or enjoying days with the family at home.

On the other side, the dual aspect lounge is a cosy and peaceful area at the front of the property with ample space to relax at the end of the day and enjoy a film with the family.

The ground floor also includes two generous double bedrooms, a luxurious family bathroom with a high-end finish – including a corner bath, double shower, WC, and wash basin – and a practical inner hallway with a storage cupboard ideal for coats and shoes along with an additional under stairs cupboard.

Upstairs, the main bedroom offers a tranquil retreat, complete with dual-aspect windows giving glimpses of the sea and River Gannel and a sleek en suite shower room.

Throughout this property, you will find LPG heating and mostly replaced upvc double glazed windows.

Outside, the property continues to impress. The extensive flat lawn is bordered by mature planting offering plenty of privacy – a perfect space for children to play while adults relax on the expansive sun deck or enjoy a summer BBQ. To the front, a large gated gravelled driveway offers ample off-road parking with access to a detached garage, which includes valuable storage space above. There's a 'Boiler Room' at the front, offering a great area to store wellingtons and beach toys.

Whether you're seeking a permanent residence, a holiday home, or an investment opportunity, 'Genista' offers the perfect home to enjoy seaside charm, community spirit, and modern convenience. Offered with no onward chain.

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Hallway
4.88m x 3.10m (16'0 x 10'2)

Kitchen Diner
5.61m x 4.45m (18'5 x 14'7)

Lounge
3.81m x 3.53m (12'6 x 11'7)

Bedroom
3.53m x 2.92m (11'7 x 9'7)

Bathroom
2.67m x 2.51m (8'9 x 8'3)

Bedroom
3.53m x 2.92m (11'7 x 9'7)

Bedroom (first floor)
4.50m x 3.66m (14'9 x 12'0)

En Suite
1.75m x 0.97m (5'9 x 3'2)

Garage
4.90m x 2.90m (16'1 x 9'6)

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FLOORPLAN:



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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		
	(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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