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### 3 Pentire Green, Newquay TR8 5SG

**£325,000**

A CHARMING TWO DOUBLE BEDROOM BUNGALOW PRESENTED TO A BRILLIANT STANDARD INSIDE AND OUT. LOCATED IN THE HIGHLY DESIRABLE AND PICTURESQUE VILLAGE OF CRANTOCK THIS PROPERTY HAS GENEROUS FRONT AND REAR GARDENS, AMPLE DRIVEWAY PARKING AND A GARAGE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

#### FEATURES:

- CHARMING TWO BEDROOM BUNGALOW
- GARAGE AND PLENTY OF DRIVEWAY PARKING
- GENEROUS FRONT AND REAR GARDENS
- HIGHLY DESIRABLE COASTAL VILLAGE
- NO ONWARD CHAIN
- PRESENTED TO A BRILLIANT STANDARD
- WALKING DISTANCE TO CRANTOCK BEACH
- PEACEFUL LOCATION
- EV CHARGER

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Three Pentire Green, a charming bungalow in the heart of one of Cornwall's most picturesque villages. Nestled along the stunning North Cornish coast, this sought-after location offers the perfect balance of peace and convenience. The vibrant seaside town of Newquay is just a short drive away, while the historic cathedral city of Truro lies only thirteen miles from the village.

Crantock is a charming coastal gem, known for its friendly community atmosphere and excellent local amenities, including independent shops, cosy cafés, traditional pubs, and a village hall hosting a variety of events throughout the year. At the heart of the village is the breathtaking Crantock Beach — a vast expanse of golden sand framed by rolling dunes and fascinating rock pools, perfect for family days out, coastal walks, and waterside relaxation.

To the east, the tranquil River Gannel provides an idyllic setting for paddleboarding, kayaking, and wild swimming. During low tide, a picturesque footbridge connects Crantock to nearby Newquay, while at high tide, a seasonal ferry offers a scenic and convenient crossing across the estuary.

Upon opening the front door you are welcomed into a bright and inviting kitchen fitted with a good range of white gloss units and complemented by solid wood worktops. A window to the front aspect fills the space with natural light, while integrated appliances include a fridge freezer, electric oven and hob, and washer dryer.

The kitchen flows seamlessly into the spacious lounge, a wonderfully welcoming room featuring fresh décor, practical LVT flooring ideal for sandy paws and toes and a charming log burner creating a cosy focal point.

An inner hallway provides access to two double bedrooms, both overlooking the garden. The main bedroom benefits from built-in mirrored wardrobes offering excellent storage, along with a cupboard housing the boiler and a door leading directly to the rear garden.

Completing the accommodation is a well-appointed shower room fitted with a double shower, WC, wash basin, and a useful storage cupboard.

This beautifully presented bungalow has been lovingly cared for and significantly improved by the current owners, offering stylish and move-in-ready accommodation throughout. Further benefits include uPVC double glazing and efficient electric heating.

Externally, the property enjoys a generous and neatly maintained front garden laid mainly to lawn, together with ample driveway parking. To the rear is a southerly facing garden, also mainly laid to lawn, featuring a sun-trap patio area and a garden shed — perfect for relaxing or entertaining outdoors. A garage located in a nearby block provides additional storage. There's also an EV charger to the front.

Situated in a fantastic location and offered with no onward chain, this is a brilliant bungalow that must be viewed to be fully appreciated.

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Kitchen  
3.18m x 2.74m irregular shape (10'5" x 8'11" irregular shape)

Lounge  
4.65m x 4.17m (15'3 x 13'8)

Bedroom 1  
3.71m x 3.18m (12'2 x 10'5)

Bedroom 2  
2.64m x 2.62m (8'8 x 8'7)

Shower Room  
2.84m x 1.65m max (9'3" x 5'4" max)

Garage  
5.33m x 2.54m (17'6 x 8'4)

#### 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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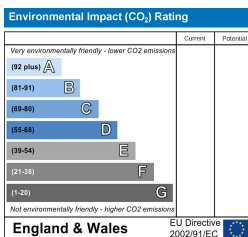
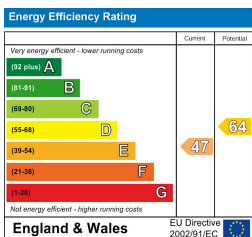
**FLOORPLAN:**

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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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