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## 11a Chapel Close, Newquay TR8 5RX

**£360,000**

A BRILLIANT THREE BEDROOM FAMILY HOME WITH SPACIOUS, BRIGHT ACCOMMODATION LOCATED WITHIN EASY WALKING DISTANCE OF CRANTOCK BEACH, PRESENTED TO A SUPERB MODERN STANDARD WITH A NEAT FRONT AND REAR GARDEN AND RESIDENTS PARKING. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- THREE BEDROOM FAMILY HOME IN CRANTOCK
- SUNNY, PRIVATE FRONT AND REAR GARDENS
- RESIDENTS PARKING
- OIL CH
- PRESENTED TO A SUPERB STANDARD
- NO ONWARD CHAIN
- LOG BURNER
- KARDEAN FLOORING THROUGHOUT THE GROUND FLOOR
- SHORT WALK TO CRANTOCK BEACH

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#### DESCRIPTION:

Welcome to Number Eleven A Chapel Close, nestled in the heart of Cranrtock village just minutes from the beach. Crantock village is nestled away in a sheltered position surrounded by the dramatic north cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. This charming village has a well supported local community and boasts an historic church, a village hall, a village shop, a cafe/pizzeria and two traditional pubs serving excellent food.

Crantock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers. At low tide, you can walk over to Newquay via the foot bridge and at high tide, a ferry will take you across the river safely.

This property is presented to a brilliant standard and offers spacious, bright accommodation and has been well looked after and much improved by the current owner. A neat and welcoming entrance with ample storage for coats and shoes guides you into this property where you will be greeted by the lounge which has stairs to the first floor ...a great family size room with patio doors giving access to the front garden and the added luxury of a log burner creating a cosy feel on winter nights.

At the rear, you will find the spacious kitchen diner with a window to the rear. The kitchen offers a generous array of cupboards finished with solid bamboo work tops with an integrated dish washer, electric oven and hob with space for a fridge freezer. There's ample space for a dining table with plenty of room for socialising and entertaining. On the other side of the kitchen you will find a useful utility room/cloakroom with space and plumbing for a washing machine and plenty of useful additional storage.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. All are a great size with built in storage and presented to a gorgeous standard with ample space for plenty of bedroom furniture. Also, on the first floor, there's an airing cupboard and the family bathroom with attractive moroccan style tiles featuring a 'P' bath with a shower over.

This property benefits from upvc double glazing and oil central heating throughout. There's practical LVT Kardean flooring throughout the ground floor and high quality carpets in the bedrooms complimented by solid oak doors throughout.

Externally, at the front, the garden is well established with plenty of plants, trees and shrubs, a private westerly facing area to enjoy the sunset. The rear garden is equally as private and completely enclosed with a mixture of patio slabs and slate chippings... it's a real sun trap with a vast range of gorgeous plants and shrubs. There's a useful block built store housing the combination boiler at the rear of the garden. There's parking at the front for two cars in the communal car park (Parking is not allocated and is available just for residents.)

In summary, this property is presented to a superb standard and is perfectly located for village life by the sea, ideal for families looking for a lifestyle where you can walk too the beach in minutes! Offered with no onward chain.

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Lounge  
5.56m x 5.21m (18'3 x 17'1)

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Kitchen Diner  
5.23m x 3.18m (17'2 x 10'5)

.

Utility  
1.93m x 1.30m (6'4 x 4'3)

.

Cloakroom  
1.30m x 0.91m (4'3 x 3'0)

.

Bedroom 1  
3.68m x 2.54m (12'1 x 8'4)

.

Bedroom 2  
3.25m x 2.92m (10'8 x 9'7)

.

Bedroom 3  
2.62m x 2.54m (8'7 x 8'4)

.

Bathroom  
2.13m x 1.75m (7'0 x 5'9)

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**FLOORPLAN:**

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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