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1 Kew Vesydhyans, Nansledan TR8 4GY

£250,000

AN EXCEPTIONALLY SPACIOUS, HIGH QUALITY TWO DOUBLE BEDROOM 'C G FRY BUILD' COACH HOUSE WITH A GARAGE LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT IN A TUCKED AWAY LOCATION AWAY FROM PASSING TRAFFIC.

PROPERTY TYPE: Coachhouse

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

FEATURES:

- EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM COACH HOUSE
- GARAGE BENEATH THE PROPERTY
- HIGH QUALITY CG FRY BUILD
- TUCKED AWAY FROM PASSING TRAFFIC
- NO ONWARD CHAIN
- BRITISH MADE ELLIS FITTED KITCHEN
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- PARTICULARLY LIGHT AND AIRY

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DESCRIPTION:

Welcome to Number One Kew Vesdyhyans an exceptionally spacious and very well presented two double bedroom Coach House conveniently located in a tucked away, quiet part of Nansledan, just a ten minute drive from Newquay with views across Quintrell Downs towards Colan Church and Castle an Dinas in the distance. Walking distance to Nansledan School, The Little Cornish Pantry, The Sang, Henver Road Co-op and Post Office, Quintrell Spar and Station and Porth Beach.

Nansledan is the jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste! With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

This brilliant Coach House offers particularly spacious accommodation with the added benefit of a garage. The front door opens into a large entrance hallway with space for the storage of coats and shoes with stairs to the first floor.

A bright and airy landing area with a velux window allowing lots of natural light guides you into the bedrooms to the left. Both are generous doubles with windows to the front and the larger of the two has a large walk-in cupboard. As you would expect, the bathroom is beautifully tiled and features a 'P' bath with a shower over.

There are two storage cupboards off from the hallway, one of which houses the combination boiler.

On the other side, the lounge is a brilliant and spacious area with a window to the front. There is ample space for plenty of furniture with an opening into the kitchen which has a fully integrated appliance pack with an eye level oven and gas hob. This whole area encourages connection and offers plenty of space for everyone to relax with ample room for cooking, dining and entertaining.

Throughout this property, the decor and floor coverings are modern and neutral with a combination of carpets and tiled flooring.

Externally, you have the benefit of one garage beneath the coach house directly to the left of the front door.

In summary, this Coach House is an exceptional example of a home, presented to the highest standard with the additional benefit of a garage and the advantage of no onward chain.

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Hallway
5.33m x 2.18m (17'6 x 7'2)

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Kitchen Diner Area
5.84m x 2.79m (19'2 x 9'2)

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Lounge Area
5.84m x 3.12m (19'2 x 10'3)

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Bedroom 1
4.57m x 3.10m (15'0 x 10'2)

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Bedroom 2
3.51m x 3.45m (11'6 x 11'4)

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Bathroom
2.24m x 2.16m (7'4 x 7'1)

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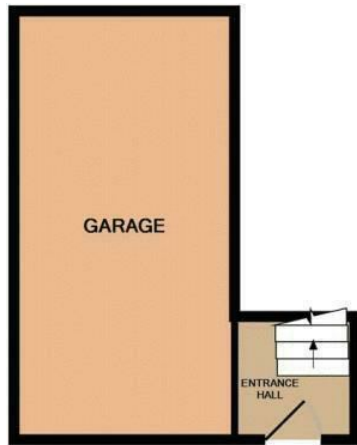
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		93
	(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	(92-100) 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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