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47 Fairview Park, St. Columb TR9 6TN

£385,000

A DETACHED FIVE BEDROOM FAMILY HOME OCCUPYING PERHAPS THE VERY BEST PLOT AT FAIRVIEW PARK WITH A CONSERVATORY, A LARGE SOUTHERLY FACING GARDEN AND AMPLE PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- FOUR/FIVE BEDROOM FAMILY HOME
- ARGUABLY THE BEST POSITION ON FAIRVIEW PARK BACKING ONTO OPEN FIELDS
- SOUTHERLY FACING PRIVATE GARDEN
- DRIVEWAY PARKING FOR FOUR/FIVE CARS
- FLEXIBLE ACCOMMODATION
- CONSERVATORY
- LARGE OUTDOOR STORE
- MAIN BEDROOM EN SUITE
- NO ONWARD CHAIN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Fairview Park is an established residential development set in a convenient mid-county location, within the sought-after village of St Columb and close to the neighbouring communities of Indian Queens and Fraddon. Developed in the early 2000s, Fairview Park has earned a strong reputation as a desirable family-friendly area, and this particular home represents the largest house type within the development.

The nearby villages of St Columb Road, Fraddon and Indian Queens offer an excellent range of everyday amenities, including the recently opened Marks & Spencer at Kingsley Village. Well-regarded primary schools and strong transport connections further enhance the area, with Newquay Airport just a few miles away and easy access to the A30. Newquay serves as the main coastal hub, while St Austell, Wadebridge, Padstow and the historic Cathedral City of Truro are all readily accessible.

Designed with space, flexibility, and everyday living in mind, this impressive detached home delivers everything a growing family could ask for — and more. With five generous double bedrooms, excellent parking, and a large southerly facing garden, it offers a rare blend of space and practicality.

At the heart of the home is a striking open-plan living area stretching over 29 feet, creating a bright and sociable environment that naturally brings the family together. The seamless connection between the lounge, dining space, and kitchen makes it ideal for both relaxed evenings and entertaining, while doors open directly into the conservatory, extending the living space. The kitchen itself offers a good range of traditional style units with space for a fridge freezer and an integrated dishwasher with a double oven and gas hob. There's a separate utility room for added convenience.

A particularly versatile feature of the property is the ground-floor bedroom/study, which, alongside the adjacent utility and WC, offers the potential to create self-contained accommodation — perfect for guests, extended family, or home working. From the dining area, there's access to a workshop which has a door to the front and rear garden, a brilliant and very useful addition providing plenty of outdoor storage.

Upstairs, four further double bedrooms continue the sense of space, with built-in wardrobes in three of the rooms and a standout principal bedroom benefiting from far reaching rural views and its own en-suite shower room. A well-appointed family bathroom completes the first floor.

This property benefits from gas central heating powered by a combination boiler located in the ground floor bedroom. There's upvc double glazing throughout.

Outside, the home continues to impress. The rear garden is southerly facing enjoying sunshine all day. Laid mainly to lawn, there's a large garden shed and ample space for children to play and for the whole family to relax. The garden backs on to open fields and is very private and enclosed.

To the front, a substantial driveway provides parking for up to four vehicles — a valuable and unusual asset for a modern family home.

In summary, this is a brilliant family home with a huge amount of space and flexibility in a great location. Offered with no onward chain.

Lounge
5.33m x 3.56m (17'6 x 11'8)

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Dining Area
3.53m x 3.51m (11'7 x 11'6)

Kitchen
3.76m x 3.33m (12'4 x 10'11)

Utility
2.67m x 1.57m (8'9 x 5'2)

Study/Bedroom 5
5.82m x 2.59m (19'1 x 8'6)

Conseatory
6.48m x 2.69m (21'3 x 8'10)

Bedroom 1
3.68m x 3.35m (12'1 x 11'0)

Bedroom 2
3.66m x 3.40m (12'0 x 11'2)

Bedroom 3
3.35m x 3.07m (11'0 x 10'1)

Bedroom 4
3.40m x 2.74m (11'2 x 9'0)

Workshop
5.74m x 3.56m (18'10 x 11'8)

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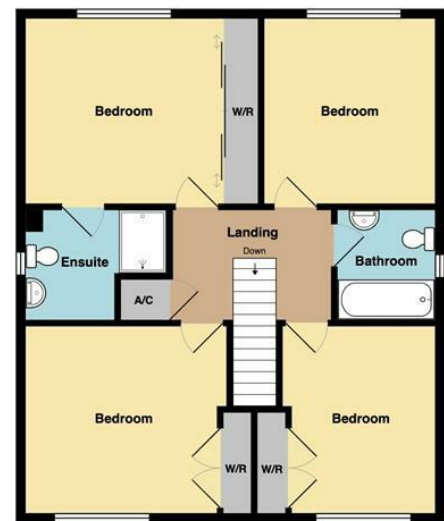
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FLOORPLAN:

Ground Floor
Area (approx): 115.0 m² ... 1237 ft²



1st Floor
Area (approx): 66.7 m² ... 717 ft²



Total Area: 181.6 m² ... 1955 ft²

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.



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	(92-100) 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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