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## 32 Veor Road, Newquay TR7 3BX

**£499,500**

AN EXCEPTIONAL AND CHIC COASTAL HOME WITH A SEPARATE DETACHED ANCILLARY ANNEXE TO THE MAIN DWELLING, CLOSE TO PORTH BEACH. THIS UNIQUE AND EXCEPTIONALLY SPACIOUS PROPERTY OFFERS A SUPERB STANDARD OF ACCOMMODATION, PRIVATE, LOW MAINTENANCE GARDENS AND AMPLE PARKING.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3**

### FEATURES:

- CHIC FOUR BEDROOM COASTAL FAMILY HOME
- SEPARATE DETACHED ANCILLARY ANNEXE TO MAIN DWELLING
- JUST A FEW MINUTES WALK TO PORTH BEACH
- SPACIOUS, FLEXIBLE ACCOMMODATION
- AMPLE PARKING
- BALCONY OFF THE LOUNGE
- VIEWS OF PORTH BEACH AND THE COASTLINE FROM THE FIRST FLOOR
- PRESENTED TO A SUPERB STANDARD

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:

This brilliant four bedroom home is located in Porth, one of the most highly desirable parts of Newquay. With everything on the doorstep Veor Road is tucked away off Henver Road close to Porth Beach and Lusty Glaze. The vibrant town centre is about a mile away and is a relatively flat walk, offering something to suit everyone whether it be the huge variety of water sports, stunning cliff walks, fine dining or simply a coffee in the sun. Chester Road offers the closest day to day amenities just a few minutes walk away. Treviglas and Tretherras Secondary Academies are within walking distance and the nearest primary school is St Columb Minor Academy also just a short walk away. Porth is the closest beach and is a popular location with locals and holiday makers alike. It boasts a beautiful, sheltered beach protected by headlands on both sides. Porth Island can be seen from the kitchen and can be accessed by a narrow footbridge. It has stunning views towards Newquay and up the coast towards Trevose Head.

This completely unique family home offers huge flexibility with very generous reception space and four bedrooms as well as a separate detached ancillary annexe to main dwelling ideal as a holiday let or for a relative.

An exceptionally spacious hallway guides you into this property where you will be greeted with a fantastic view towards Porth island, this space is so generous, it would double up as an additional reception room but is perfect for storing plenty of coats and shoes too!

The main lounge is a fantastic size with doors to a south westerly facing balcony overlooking the garden. From the lounge you will find a double bedroom, a single bedroom and and a useful cloakroom.

The remaining two bedrooms can be found on the first floor along with a beautifully fitted bathroom. From these bedrooms are some absolutely breathtaking views towards Porth Island and the ocean beyond.

The entire ground floor of this property is made up of a fabulous kitchen/diner and snug area with doors to the rear garden. It's the perfect space for families and entertaining. The kitchen itself has an extensive range of light wood effect units with space for a washing machine, tumble dryer, fridge freezer and dishwasher. There is a useful larder cupboard and ample space for a dining table and a cosy snug. This is the ultimate family room with plenty of space for cooking, dining and relaxing where the whole family can spend time together after a long day at work and school...this space encourages connection and with the door open, in the Summer, the garden is really just an extension of this area.

Within the rear garden, you will find a separate detached ancillary annexe which is presented to a modern, high standard. It would be perfect as accommodation for a relative or even a holiday let subject to relevant permission.

The accommodation comprises of a large open space which could be divided into a living room and bedroom, there's also a neat separate kitchen and shower room. Next door to the annexe is a shed which is perfect for storing surf boards and just outside the back door is a garden store.

With its own "micro climate!" the garden is completely enclosed and very sheltered with an attractive range of Cornish palms and well established plants complimented by an area of astro turf.

To the front of the property there is ample parking and space to build a garage if required. subject to planning permission and building regulations.

In summary, properties like this are rare to find! Stunning sea views, spacious family accommodation and a detached ancillary annexe make this the ultimate family home!

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**Hallway**  
2.90m x 2.62m (9'6 x 8'7)

**Lounge**  
6.73m x 3.81m (22'1 x 12'6)

**Bedroom Ground Floor**  
3.58m x 2.82m (11'9 x 9'3)

**Bedroom Ground Floor**  
2.95m x 1.83m (9'8 x 6'0)

**Cloakroom**  
1.04m x 1.02m (3'5 x 3'4)

**First Floor Bedroom**  
3.25m x 2.84m (10'8 x 9'4)

**First Floor Bedroom**  
2.79m x 2.67m (9'2 x 8'9)

**First Floor Bathroom**  
2.82m x 2.49m (9'3 x 8'2)

**Kitchen Diner LG Floor**  
6.53m x 5.28m (21'5 x 17'4)

**Annexe Open Plan Area**  
7.16m x 3.48m (23'6 x 11'5)

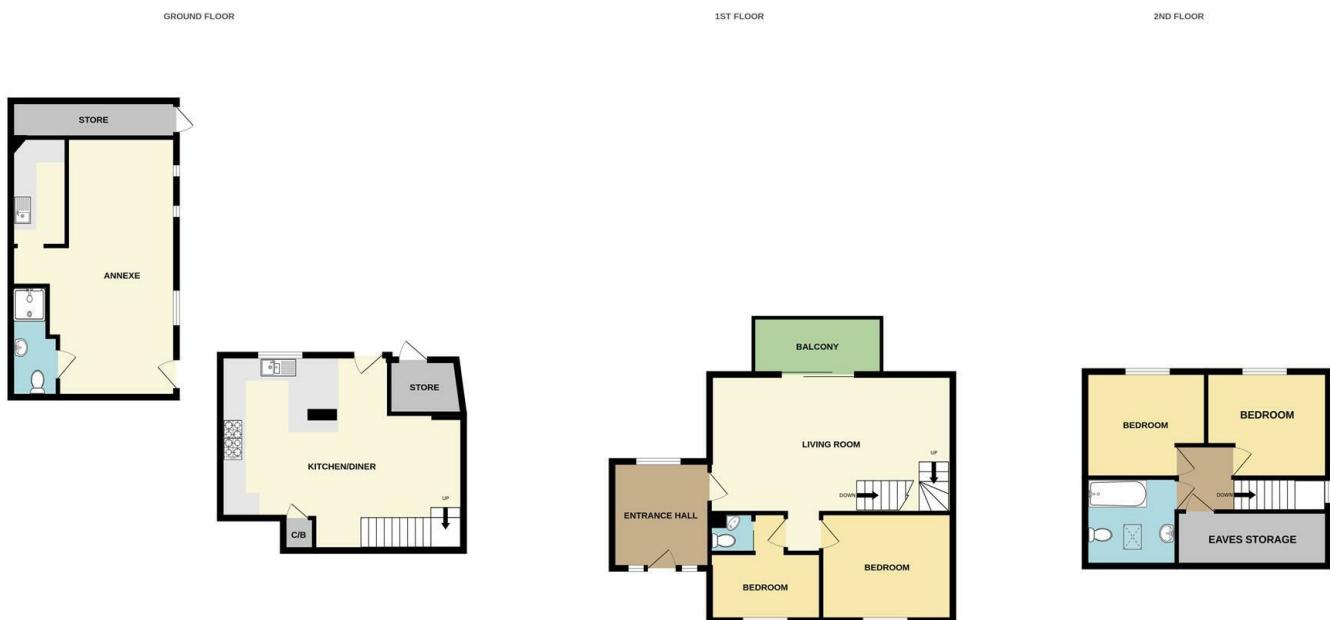
**Annexe Kitchen**  
2.92m x 1.45m (9'7 x 4'9)

**Shower Room**  
2.24m x 1.02m (7'4 x 3'4)

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## FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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