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## Flat 1, Skyburriowe House Holywell Road, Cubert TR8 5EQ

**£150,000**

A DECEPTIVELY SPACIOUS ONE BEDROOM GROUND FLOOR FLAT LOCATED IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF CUBERT. THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD WITH THE UNUSUAL BENEFIT OF A PRIVATE REAR COURTYARD.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

### FEATURES:

- GROUND FLOOR ONE BEDROOM FLAT
- UPGRADED ELECTRIC HEATING
- KITCHEN AND BATHROOM UPDATED IN LAST FIVE YEARS
- PROMINENTLY LOCATED IN THE HEART OF CUBERT VILLAGE
- PERFECT FOR FTB OR AS A BOLT HOLE
- HIGHLY DESIRABLE VILLAGE CLOSE TO CRANTOCK AND HOLYWELL BAY
- QUIRKY AND UNIQUE

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#### DESCRIPTION:

Welcome to Flat One, Skyburriowe Bouse – perfectly situated in the heart of Cubert, just a short walk from the village school. Surrounded by picturesque countryside, rolling farmland, and breathtaking scenery, this charming village setting lies only a couple of miles from the stunning North Cornish coast.

The property enjoys a prime location between the local convenience store and the highly regarded bakery and post office. Cubert offers a wealth of inland and coastal walking routes to suit all levels, making it ideal for outdoor enthusiasts.

Just over a mile away is Holywell Bay – a true hidden gem – while the sweeping golden sands of Crantock Beach can be reached on foot in under two miles. The vibrant town of Newquay, with its wide range of shops, cafes, bars, and renowned beaches, is located approximately three miles to the northwest.

Accessed via a neat, shared entrance with just one other flat, this delightful ground-floor property offers both character and convenience in the heart of Cubert village.

The inviting lounge features a beautiful bay window at the front, complete with a cleverly designed window seat that incorporates practical storage. There's plenty of space for both comfortable lounge furniture and a dining table, making it an ideal spot to relax or entertain.

At the far end of the lounge, the modern kitchen—upgraded in 2021—boasts sleek grey gloss units complimented by smart brick-effect tiling, twin integrated electric ovens, an electric hob, and a built-in washing machine. A freestanding fridge-freezer, included in the sale, completes the setup with a handy breakfast bar subtly separating the kitchen from the living space, creating a sociable layout perfect for chatting with friends or family while preparing meals.

To the rear, the well-proportioned bedroom includes built-in wardrobes, a large walk-in cupboard, and access to a stylish shower room—also updated in 2021—featuring a double shower, WC, wash basin, and contemporary tiling. From the bedroom, French doors open onto a private rear courtyard: a quirky and charming outdoor space that's both practical and peaceful.

In summary, this unique and character-filled flat is perfectly positioned between the village bakery and convenience store—ideal for picking up a warm croissant in the morning or treating yourself to something sweet in the afternoon!

#### LEASE DETAILS

999 Year Lease (new in 2007)

This flat owns a 25% share of the freehold

Holiday letting is not permitted

Pets are permitted

Any remedial works required will be split between the freeholders, the owner of this property will pay 25%

There is no monthly service charge or ground rent

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Lounge Area  
5.08m x 3.86m (16'8 x 12'8)

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Kitchen  
4.47m x 1.73m (14'8 x 5'8)

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Bedroom  
3.71m x 3.40m (12'2 x 11'2)

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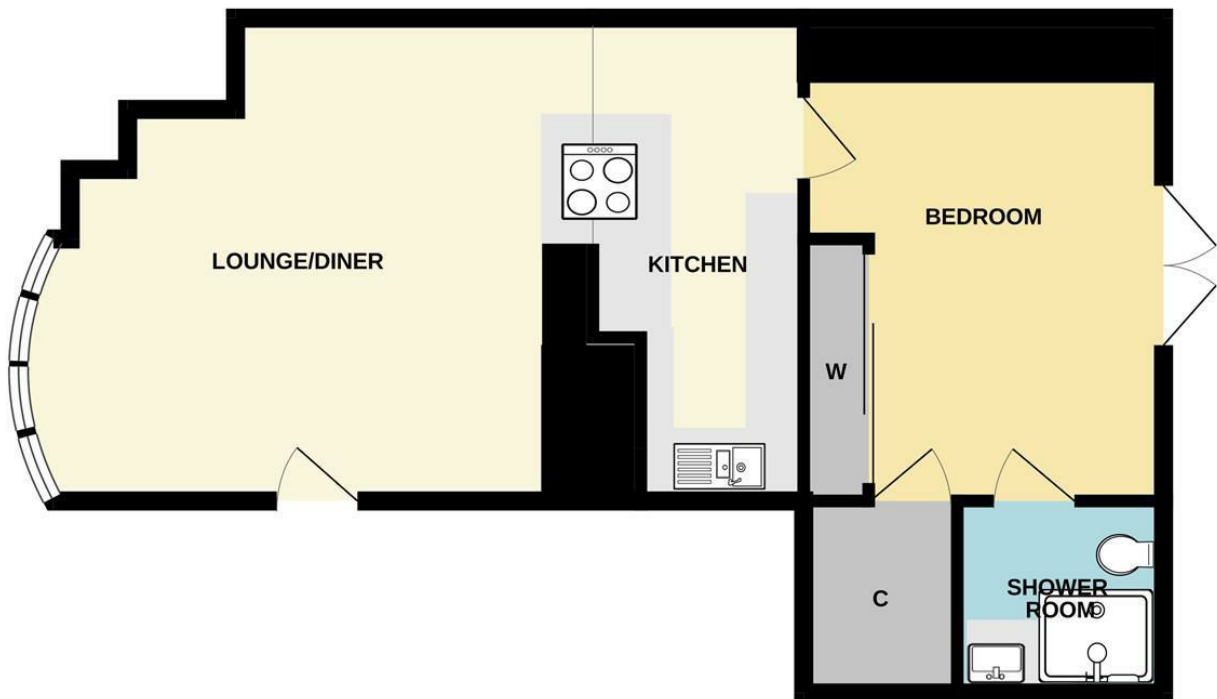
Shower Room  
2.21m x 1.75m (7'3 x 5'9)

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**FLOORPLAN:**

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 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) 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 |  |                         |           |
| (92-100) A                                                      |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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