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## 9 Ellenglaze Court, Newquay TR8 5QX

**£375,000**

AN EXCEPTIONALLY WELL PRESENTED THREE DOUBLE BEDROOM FAMILY HOME WITH SPACIOUS OPEN PLAN LIVING AREAS AND A SOUTH WESTERLY FACING LOW MAINTENANCE GARDEN. THIS PROPERTY IS LOCATED IN THE HIGHLY DESIRABLE COASTAL VILLAGE OF CUBERT AND OFFERS PARKING AT THE REAR.

**PROPERTY TYPE:** House - Link Detached

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

### FEATURES:

- LINK DETACHED THREE DOUBLE BEDROOM FAMILY HOME
- OPEN PLAN LIVING AREAS
- IMMACULately PRESENTED WITH FRESH DECOR AND REPLACEMENT CARPETS
- LOG BURNER
- SOUTH WESTERLY FACING LOW MAINTENANCE GARDEN
- PARKING AT THE REAR
- GORGEOUS BATHROOM
- WALKING DISTANCE TO THE VILLAGE AMENITIES AND PRIMARY SCHOOL

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## DESCRIPTION:

Welcome to Number Nine, Ellenglaze Court – A Family Home in the Heart of Village Life Tucked away in the peaceful village of Cubert, this property offers a lifestyle that's perfectly suited to families looking to grow, explore, and make memories by the coast. Set on a sunny, south-facing plot in a quiet cul-de-sac, this home combines comfort, community, and convenience in equal measure.

Just a few minutes' walk from the well-regarded Cubert Primary School, school runs become a breeze—giving you more time to enjoy the slower pace of village life. The local bakery, post office, and convenience store are all within easy reach, ideal for busy mornings or last-minute essentials. And when it's time to unwind, The Smugglers Den Inn provides a welcoming space for relaxed family meals in a cosy, traditional setting.

Weekends here are all about adventure and togetherness. With the North Cornish coast only a couple of miles away, family outings can include beach days at Crantock or Holywell Bay—both within walking distance. Whether it's building sandcastles, splashing in the waves, or exploring rock pools, there's no shortage of ways to enjoy the outdoors together. For active families, Cubert is surrounded by walking and cycling routes for all abilities, and the nearby town of Newquay (just three miles away) offers even more—surf schools, soft play, swimming pools, and a vibrant mix of cafés, shops, and activities for kids of all ages.

The entrance porch provides a practical welcome, offering useful storage for coats, shoes, and everyday essentials. From here, you're led into a central hallway with a handy downstairs toilet and stairs to the upper level.

The heart of the home lies in its spacious, light-filled living areas. A generous lounge with a Contura log burner creates the ideal setting for relaxed evenings, while patio doors open directly onto the garden, filling the space with natural light and seamlessly blending indoor and outdoor living. The lounge flows effortlessly into the sleek, contemporary kitchen, which boasts a stylish range of high-gloss units. Practically, there's an integrated dish washer, fridge, oven and microwave with an electric hob. A breakfast bar subtly divides the room, making it the ideal spot for a quick coffee or casual breakfast... continuing the open-plan layout, the dining area features sliding doors to the rear garden—perfect for summer barbecues or laid-back family meals.

One of the standout features of this home is the practical utility room, offering more storage with space and plumbing for a washing machine and tumble dryer—ideal for busy family life. This space helps keep the rest of the house organized and clutter-free. Designed with connection in mind, the entire ground floor offers an inviting, flexible space ideal for entertaining, cooking, dining, and unwinding as a family.

Upstairs, you'll find three generously sized double bedrooms, each offering comfort and versatility with the largest having the benefit of plenty of built in storage.. The stunning family bathroom has been beautifully finished with a bath and shower over, adding a touch of luxury to daily routines. Also, on the first floor you will find an airing cupboard housing the boiler.

The current owners have recently replaced the carpets and upgraded the decor. The windows and external doors were replaced in 2024.

This delightful home boasts a beautifully sunny, south-westerly facing garden that's a private sun trap, offering the ideal setting for outdoor relaxation and entertaining. The garden is designed for low maintenance, ensuring you can spend more time enjoying it and less time on upkeep. Whether you're hosting a summer BBQ or simply unwinding with family and friends, this enclosed outdoor space provides the perfect spot for making the most of sunny days.

In summary, life at Number Nine isn't just about where you live—it's about how you live. It's about school mornings that don't feel rushed, beach afternoons that turn into sunset picnics, and a friendly village where children can grow up safely, surrounded by nature and community.

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**Lounge**  
5.79m x 3.86m (19'0 x 12'8)

**Dining Room**  
4.93m x 2.31m (16'2 x 7'7)

**Kitchen Breakfast Room**  
6.55m x 2.57m (21'6 x 8'5)

**Utility**  
2.54m x 2.06m (8'4 x 6'9)

**Bedroom 1**  
3.71m x 3.48m (12'2 x 11'5)

**Bedroom 2**  
2.95m x 2.59m (9'8 x 8'6)

**Bedroom 3**  
3.48m x 2.77m (11'5 x 9'1)

**Bathroom**

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FLOORPLAN:



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 952376

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(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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