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### 3 Kelsey Drive, Newquay TR8 5FR

**£795,000**

A 'DREAM' HOME IN THE MOST IDYLIC COASTAL VILLAGE LOCATION. THIS LUXURIOUS FOUR DOUBLE BEDROOM RESIDENCE OCCUPIES A GENEROUS PLOT BACKING ONTO OPEN FIELDS WITH GORGEOUS RURAL VIEWS OF ST CARANTOC CHURCH AND THE ATLANTIC OCEAN BEYOND, JUST A SHORT WALK TO CRANTOCK BEACH.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

#### FEATURES:

- FOUR BEDROOM LUXURY HOME
- FLAWLESSLY PRESENTED
- GARDEN ROOM
- SPACIOUS, BRIGHT ACCOMMODATION
- OUTDOOR HOT AND COLD SHOWER
- HIGH QUALITY LEGACY HOME
- AIR SOURCE HEAT PUMP
- FAR REACHING RURAL AND SEA VIEWS
- NO RESTRICTIONS, HOLIDAY LETTING IS PERMITTED
- FREEHOLD MANAGEMENT CHARGE OF £216.00 P/A

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## DESCRIPTION:

Halwyn Meadows is a new development of 59 homes built by Legacy who are award winning local developers. Just minutes from the beach, Halwyn Meadows comprises of two, three, four and five bedroom homes built with the beautiful surroundings in mind. Crantock village is nestled away in a sheltered position surrounded by the dramatic north cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. The charming and un-spoilt village of Crantock has a well supported local community and a variety of independent shops, cafes, traditional pubs and a village hall. Crantock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers. At low tide, you can walk over to Newquay via the foot bridge and at high tide, a ferry will take you across the river safely.

No 3 Kelsey Drive occupies a generous private plot and enjoys views of the sea, sand dunes and the beautiful St Carantoc Church. This luxurious, detached family home is flawlessly presented with the added addition of a 'Garden Room'. Upon entering this property, the first impressions are exceptional; a bright, welcoming hallway with stairs to the first floor, an under stairs cupboard and a cloakroom guide you into the dual aspect lounge which has a real feel of opulence and enough space for the whole family to relax. On the other side, you will find a study with a window to the front.

At the rear, the Kitchen Diner Snug is a room you will fall in love with. With enough space for a large dining table and comfy chairs this room is spacious, practical and ideal for modern living. With two sets of doors opening into the garden, it's ideal for entertaining and younger children can play safely in the enclosed garden whilst you keep an eye on them from inside! The luxury kitchen is supplied by 'Hinged' complimented by high quality Quartz tops, a Hot Tap and a fully integrated appliance pack including microwave, oven, dish washer, wine chiller and fridge freezer. All the appliances are 'Miele' apart from the fridge freezer. There's also a utility room with a door to the rear with space and plumbing for a washing machine and tumble dryer.

All four double bedrooms can be found on the first floor. The two at the rear enjoy far reaching views of St Carantoc Church and the sea beyond. The main bedroom features a Juliet Balcony and is complimented by built in wardrobes and a luxurious en suite shower room with a double shower. Also in the first floor, you will find a large storage cupboard, a spacious family bathroom complete with a bath and shower over and access to the loft.

Through this property, the finish is pristine with modern, fresh decor and a mixture of high-end Karndean flooring and luxurious carpets throughout. This property is heated by a highly efficient air source heat pump with under floor heating on the ground floor.

Externally, the rear garden is simply gorgeous with a generous area of astro turf, a sun terrace, various planted borders and some well established plants and trees; it is low maintenance, private and completely enclosed backing onto a farmer's field. The current owners have built a 'Garden Room' which could be used as a work from home space, a teenagers den or a great spot for enjoying a glass of wine whilst you watch the sun go down into the sea. The garden room has under floor heating and bi-fold doors opening onto a sun terrace with a westerly aspect. There's also the luxury of an outdoor hot and cold shower, perfect for washing off those sandy toes and paws!

Within the garden, there's a wood fired hot tub with an air bubble system and lighting (available by separate negotiation.) There's access down both sides to the front where you will find driveway parking and a single garage.

In summary, this incredibly well designed coastal home is sure to make you smile. The Location, Accommodation, Outside Space and Views are Simply Stunning.

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Lounge  
4.37m x 3.56m (14'4 x 11'8)

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Study  
2.95m x 1.83m (9'8 x 6'0)

.

Kitchen Diner Snug  
9.14m x 3.66m (30'0 x 12'0)

.

Utility Room  
2.06m x 1.83m (6'9 x 6'0)

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Bedroom 1  
5.59m x 2.74m (18'4 x 9'0)

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En Suite  
2.26m x 1.57m (7'5 x 5'2)

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Bedroom 2  
4.47m x 3.43m (14'8 x 11'3)

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Bedroom 3  
3.56m x 3.25m (11'8 x 10'8)

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Bedroom 4  
3.25m x 2.95m (10'8 x 9'8)

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Bathroom  
2.31m x 1.75m (7'7 x 5'9)

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Garage  
5.38m x 3.25m (17'8 x 10'8)

.

Garden Room  
4.34m x 3.51m (14'3 x 11'6)

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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	(92-101) <b>A</b>		93
	(81-91) <b>B</b>	83	
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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	(92-101) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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