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**29 Churchfields Road, Newquay TR8 5JN**

**£260,000**

A CHARMING TWO DOUBLE BEDROOM PROPERTY SITUATED IN THE SOUGHT-AFTER VILLAGE OF CUBERT, FEATURING RECENTLY INSTALLED ENERGY-EFFICIENT AIR SOURCE HEATING AND SOLAR PANELS. THE HOME OFFERS SPACIOUS, OPEN-PLAN LIVING AREAS, PRIVATE SUNNY GARDEN, A GARAGE, AND PANORAMIC VIEWS STRETCHING ACROSS PENHALE DUNES TO ST AGNES HEAD AND BEYOND

**PROPERTY TYPE:** House - Mid Terrace

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

**FEATURES:**

- CHARMING TWO-BEDROOM HOME
- FAR REACHING COASTAL VIEWS
- GARAGE IN A BLOCK
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- LOCATED IN THE PICTURESQUE VILLAGE OF CUBERT
- CLOSE TO CRANTOCK AND HOLYWELL BAY
- SPACIOUS AND BRIGHT THROUGHOUT
- NEAT, LOW MAINTENANCE FRONT AND REAR GARDEN

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#### DESCRIPTION:

Welcome to Number Twenty Nine Churchfields Road located just on the edge of Cubert, a few minutes walk to the village school. The area surrounding lovely Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away. This property occupies a generous sunny plot only a few minutes walk to the convenience store, the superb and highly regarded bakery and the post office. From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under two miles on foot. This idyllic village lies approximately three miles south east of the vibrant town of Newquay which offers a wide range of shops, cafes and bars and many more beautiful beaches.

A welcoming porch guides you into a bright and airy living room, where a staircase ascends to the first floor. Flowing seamlessly from the lounge, the open-plan kitchen and dining area is beautifully presented, featuring a range of hand-painted Shaker-style units and integrated appliances including an oven, hob, extractor, fridge, freezer, and dishwasher. There's ample space for a family dining table, and patio doors open directly onto the sunny and private rear garden. Both the patio doors and the kitchen window offer spectacular, uninterrupted views across the rolling landscape of Penhale, stretching as far as Carbis Bay and Holywell, with clear views of the sea.

Upstairs, the property boasts two well-proportioned double bedrooms. The rear bedroom enjoys far reaching coastal and countryside views. The bathroom is fitted with a modern white suite, including a shower over the bath, complemented by attractive tiling. The home benefits from UPVC double glazing throughout, along with two recent energy efficient features: a newly installed Air Source central heating system and solar panels, meaning the property has low-cost bills and an EPC rating of B.

Outside, the back garden is neat, low maintenance and private; thoughtfully designed for relaxing or entertaining, featuring a raised deck, a small astro-turfed lawn, and panoramic views. A private rear gate leads to a residents' pathway where you will find your own garage in a block. This property presents an ideal opportunity for first-time buyers, buy-to-let investors, or those seeking a charming, manageable family home in a thriving village community close to the coast.

Porch  
1.42m x 1.24m (4'8 x 4'1)

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Lounge  
4.19m x 4.22m (13'9 x 13'10)

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Kitchen Diner

4.19m x 2.62m (13'9 x 8'7)

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Bedroom 1

3.23m x 3.15m (10'7 x 10'4)

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Bedroom 2

3.07m x 2.24m (10'1 x 7'4)

.

Bathroom

1.83m x 1.63m (6'0 x 5'4)

.

Garage

4.88m x 2.54m (16'0 x 8'4)

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**FLOORPLAN:**



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) <b>A</b> |                         | <b>98</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 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) <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 |           |

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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