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## 1 Barn Owl Cottages Gusti Veor, Newquay TR8 4JU

**£375,000**

A GORGEOUS THREE DOUBLE BEDROOM COTTAGE LOCATED ON THE FRINGES OF NANSLEDAN IN A QUIET, TUCKED AWAY SPOT. THIS INCREDIBLE PROPERTY OFFERS INCREDIBLY GENEROUS OPEN PLAN LIVING AREAS, AMPLE ALLOCATED PARKING AND A SOUTHERLY FACING 'SUN-TRAP' GARDEN.

**PROPERTY TYPE:** House - End Terrace

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

### FEATURES:

- FLAWLESSLY PRESENTED THREE DOUBLE BEDROOM COTTAGE
- ENCLOSED SOUTHERLY FACING GARDEN
- ALLOCATED PARKING FOR THREE CARS
- BI-FOLD DOORS FROM THE LIVING AREA
- 22 FT LOFT ROOM
- EN SUITE BEDROOM
- SUMMER HOUSE
- LUXURY KITCHEN WITH GRANITE WORK TOPS
- TUCKED AWAY IN A SECULED SPOT ON THE FRINGES OF NANSLEDAN
- EPC TO FOLLOW

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## DESCRIPTION:

Welcome to Number One Barn Owl Cottages located at Gusti Veor which is a unique position on the edge of Nansledan, a prestigious Duchy of Cornwall development widely regarded as one of Newquay's most desirable locations.

Thoughtfully designed with community and lifestyle in mind, Nansledan blends traditional architectural influences with modern convenience, creating a vibrant and welcoming neighbourhood.

At its heart is a thriving high street, home to an array of independent shops, cafés and local businesses, alongside a highly regarded primary school and a variety of community facilities. The development is interwoven with generous green spaces, encouraging outdoor living and a strong sense of community.

Just two miles from Newquay town centre, residents have easy access to a wide range of amenities, as well as some of Cornwall's most famous beaches and surf spots. Whether it's coastal walks, water sports, or simply enjoying the seaside lifestyle, the location caters to all ages and interests. Combining heritage charm, modern infrastructure and an exceptional coastal setting, this location offers a lifestyle that is both convenient and inspiring.

This is a truly charming residence with surrounding origins dating back to the 1800s, effortlessly blending period character with modern comfort. Tucked away in a peaceful and private setting, yet by the highly regarded Nansledan development, this home offers a rare opportunity to enjoy the best of both worlds — a tranquil retreat with everyday amenities just moments away.

A bright and welcoming hallway sets the tone on arrival, complete with a useful storage cupboard (with plumbing for a washing machine), a cloakroom, and stairs rising to the first floor. To the right, the sleek cream gloss kitchen is both stylish and practical, featuring integrated appliances including a fridge freezer, dishwasher, electric oven and induction hob. Finished with luxurious granite worktops and a front-facing window, it's a light-filled space with a breakfast bar loosely dividing the two areas.

The kitchen flows seamlessly into a stunning, generously proportioned lounge diner, creating a superb social hub bathed in natural light. This inviting space effortlessly accommodates a large sofa and a family-sized dining table, fostering a sense of connection and togetherness while providing ample room for the whole family to relax, dine, and entertain in comfort. Bi-fold doors open onto the south-facing garden, enhancing the sense of space and light while creating a seamless indoor-outdoor connection—perfect for enjoying the warmer months, whether hosting summer barbecues or relaxed gatherings.

Upstairs, all three bedrooms are well-proportioned doubles, presented to an exceptional standard with high-quality carpets and flawless décor throughout. The main bedroom benefits from extensive mirrored storage, while the second bedroom enjoys the added luxury of an en suite shower room.

A bright and spacious galleried landing provides access to a substantial 22ft loft space, which is fully boarded and features a Velux window — offering excellent storage and potential for conversion, subject to the necessary consents. The family bathroom completes the first floor, fitted with a bath and shower over.

The property further benefits from underfloor heating powered by a gas combi boiler located in the kitchen.

Externally, the home continues to impress. To the front, there are two allocated parking spaces, along with an additional space recently acquired by the current owners. A wide side access leads to the rear garden, which enjoys a sunny southerly aspect and has been thoughtfully designed for low maintenance. Featuring a decked seating area, astro turf, and a summer house with power, it provides a versatile and inviting outdoor space for relaxing in the sun.

In summary, Number One Barn Owl Cottages is a spacious, light-filled house; an ideal family home in an exceptional setting.

### Hallway

3.28m x 2.26m (10'9 x 7'5)

### Cloakroom

2.11m x 1.04m (6'11 x 3'5)

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Kitchen  
3.56m x 3.12m (11'8 x 10'3)

Lounge Diner  
7.04m x 6.81m (23'1 x 22'4)

Bedroom 1  
3.89m x 3.35m (12'9 x 11'0)

En Suite  
2.29m x 1.78m (7'6 x 5'10)

Bedroom 2  
3.48m x 3.40m (11'5 x 11'2)

Bedroom 3  
3.56m x 2.29m (11'8 x 7'6)

Bathroom  
2.46m x 1.85m (8'1 x 6'1)

Loft Room  
6.81m x 2.92m (22'4 x 9'7)

### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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Pets are not permitted on any viewings.

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FLOORPLAN:



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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