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## Fairhaven Parka Road, St. Columb TR9 6PG

**£350,000**

A CHARMING DOUBLE BAY-FRONTED PERIOD DETACHED BUNGALOW FEATURING THREE SPACIOUS DOUBLE BEDROOMS, WITH BREATHTAKING OPEN COUNTRYSIDE VIEWS. THE PROPERTY BOASTS GENEROUS SUNNY GARDENS, A GARAGE, AND AMPLE DRIVEWAY PARKING, WHILE OFFERING EXCELLENT POTENTIAL FOR A LOFT CONVERSION OR EXTENSION.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

### FEATURES:

- DETACHED THREE DOUBLE BEDROOM BUNGALOW
- OOZING CHARACTER AND PERIOD FEATURES
- FAR REACH RURAL VIEWS
- GARAGE, OUTDOOR UTILITY AND WORKSHOP
- AMPLE OFF ROAD PARKING
- REPLACEMENT ROOF IN 2022
- PLENTY OF SCOPE TO EXTEND AND MODERNISE
- WELL CONNECTED MID-COUNTY VILLAGE
- WELL ESTABLISHED FULLY ENCLOSED REAR GARDEN

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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## DESCRIPTION:

Welcome to Fairhaven, a deceptively spacious three double bedroom detached bungalow set in an elevated position within the ever-popular mid-county village of St Columb Road. Enjoying far-reaching countryside views, this appealing home offers a wonderful opportunity for buyers seeking a property with both charm and significant potential.

The location is ideal for day-to-day living, with St Columb Road, Indian Queens, and Fraddon all close by, offering a range of local amenities including a primary school, doctor's surgery, convenience stores, and more. Kingsley Village, home to Marks and Spencer, adds further convenience. Excellent transport links are nearby, including easy access to the A30 and Newquay Airport, making commuting straightforward. The coastal town of Newquay is within easy reach, along with St Austell, Wadebridge, Padstow, and the cathedral city of Truro.

A welcoming hallway guides you into this property, where warm natural wood flooring flows through much of the home. The front of the property is very impressive, featuring two gorgeous bay-fronted rooms. The main living room is filled with natural light and framed by expansive rural views, with an open fireplace ready to be reinstated for a log burner. Adjacent, a spacious double bedroom mirrors these proportions and outlook, also benefiting from its own character fireplace.

Further accommodation includes two additional well-sized double bedrooms. To the rear, the family bathroom is fitted with a modern white suite, complemented by striking black and white tiling and a shower over the bath. The kitchen, also positioned at the rear, is fitted with light wood effect units and includes an integrated oven, hob, and extractor, along with space for additional appliances. Within the kitchen, there's a large storage cupboard housing the combination boiler. From the kitchen, there is direct access to the garden.

The property benefits from UPVC double glazing and gas-fired central heating throughout. Notably, a new roof was installed in 2022, a parking area has been created, and four Velux windows have been added to the loft, helping to make a loft conversion a far more straightforward prospect, subject to the necessary regulations. There is also clear potential to extend to the rear, should additional space be desired.

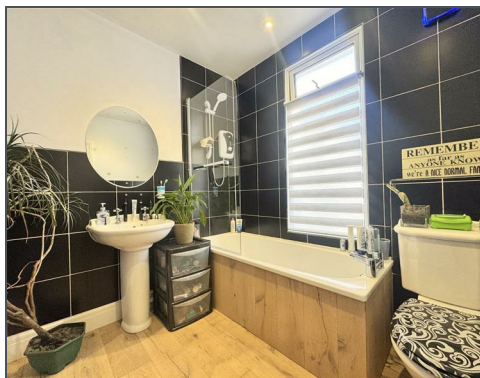
Outside, to the front, there's ample off road parking for three cars. A long driveway runs alongside the property, leading to the rear where there's access to a garage/workshop. The rear garden is enclosed, offering excellent privacy and a generous space for families, complete with a sunny patio area and a useful outbuilding incorporating a storeroom and separate utility with plumbing.

Fairhaven presents a rare chance to acquire a spacious and versatile home in a well-connected Cornish setting, with exciting scope to enhance and personalise.

Hallway  
7.16m x 1.63m (23'6 x 5'4)

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Lounge  
4.57m x 3.56m (15'0 x 11'8)

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Kitchen  
3.35m x 2.74m (11'0 x 9'0)

.

Bedroom 1  
4.37m x 3.53m (14'4 x 11'7)

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Bedroom 2  
3.99m x 3.91m (13'1 x 12'10)

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Bedroom 3  
3.96m x 3.68m (13'0 x 12'1)

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Bathroom  
2.46m x 2.03m (8'1 x 6'8)

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#### 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.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, 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>		100
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	66	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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