

19 Pipers Parade, Crantock, TR8 5FU



STUNNING MODERN THREE STOREY 4 BEDROOM HOUSE ON THIS RECENT PRESTIGIOUS ESTATE IN THE POPULAR VILLAGE OF CRANTOCK WITH A GARAGE AND A TERRACED LANDSCAPED REAR GARDEN

- Three Storey 4 Bedroom House – 1547 sqft
- Open plan rear kitchen/diner
- Air source heating and double glazing
- Downstairs WC and Utility cupboard
- Top Floor Master Bedroom Suite
- Terraced low maintenance South Facing rear garden
- IMMACULATE CONDITION THROUGHOUT
- 4 Double Bedrooms, 2 bathrooms
- Single garage and driveway parking
- Sought after peaceful village location

Price £550,000 Freehold

This modern spacious three storey house was constructed in recent Years by the highly regarded Legacy Properties and is situated in the much sought after picturesque village of Crantock. This high specification example is one of only a few of this design set over three storeys and having 4 double bedrooms including a top floor master bedroom suite with a recently refitted luxury en-suite and twin full depth velux windows enjoying views over Crantock village and out to sea in the distance. The three other double bedrooms share a family bathroom on the first floor and the current owners use the front bedroom, featuring a full height front window as a music room/snug. The entrance hall on the ground floor leads to the lounge and the rear aspect full width open plan kitchen/diner opening directly into the rear garden. Accommodation on the ground floor is completed by a downstairs wc and a useful cupboard with stackable room and plumbing for a washing machine and tumble dryer. A single garage and private parking driveway sit on the left-hand side of the property with a pedestrian door from the rear garden.

The property was constructed to a high standard with quality fittings throughout and comes complete with air source central heating, double glazing and a fully fitted kitchen complete with a Miele oven pack, a fridge/freezer, a dishwasher, a glass fronted wine fridge and a boiling hot water tap. The spacious kitchen/diner is a real feature of this property and connects seamlessly with the rear garden via two sets of double doors.

Outside, there is a generous brick paved parking space leading to the garage in addition to plenty of on-road parking on the estate. The South facing rear garden has been landscaped and terraced in a low maintenance finish with a lower level patio and central steps leading up to a top tier with a paved seating area and an artificial grass section, surrounded by planted fencing.

Ideally suited as a permanent Crantock family home, this modern property is just a short walk from the village centre and the beach. Crantock is a charming coastal village in Cornwall, nestled just southwest of Newquay beside the scenic River Gannel estuary. Known for its golden sandy beach, dramatic dunes, and tranquil atmosphere, Crantock offers a perfect blend of natural beauty and historical intrigue. The village is steeped in history, with roots tracing back to Irish missionaries in the 5th century, and features

the beautiful St Carantoc's Church at its heart. Visitors can enjoy surfing, coastal walks along the South West Coast Path, and explore hidden gems like the cave carvings on Crantock Beach. With its quaint cottages, 2 welcoming village pubs, and dog-friendly shoreline, Crantock is a peaceful retreat full of Cornish character. A main draw for Crantock is the famous Crantock Beach, a vast expanse of golden sand backed by dunes, perfect for sunbathing, surfing, and dog walking year-round. Nearby, Polly Joke Beach is a quieter, more secluded spot ideal for families and nature lovers. The South West Coast Path runs through the area, offering breathtaking walks along the cliffs and estuary.

TENURE

Freehold

SERVICES

Mains water, electricity and drainage. Air Source Heat Pump. Underfloor electric heating to master en-suite.

COUNCIL TAX

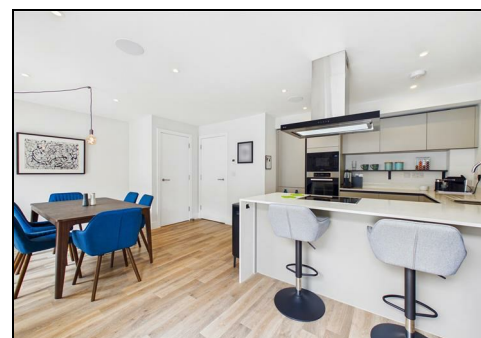
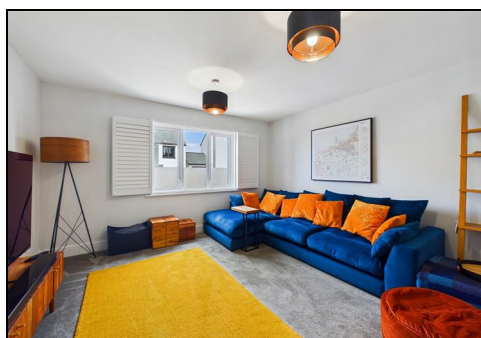
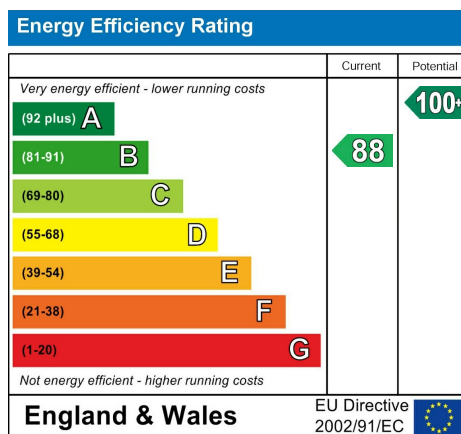
Band D

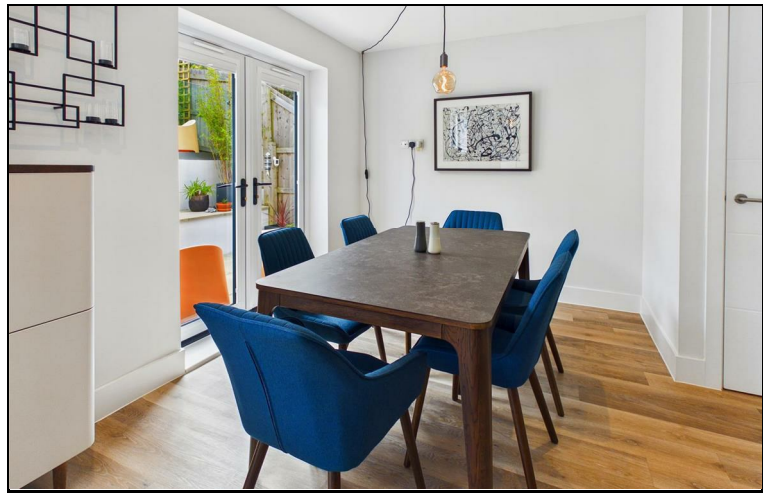
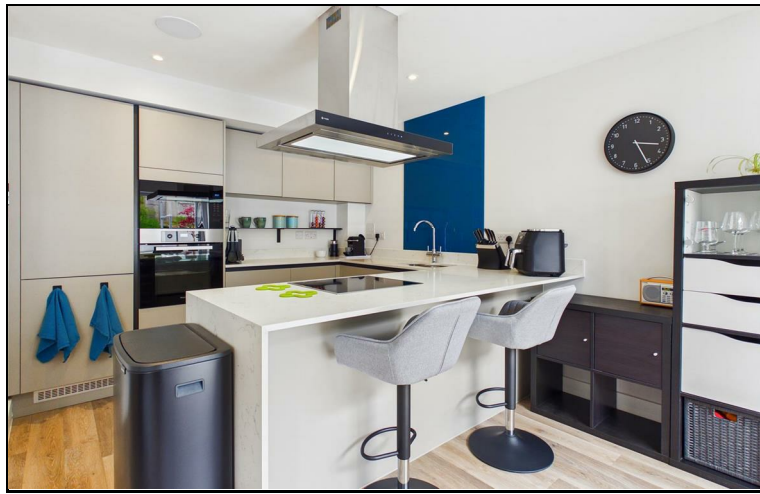
ESTATE CHARGE

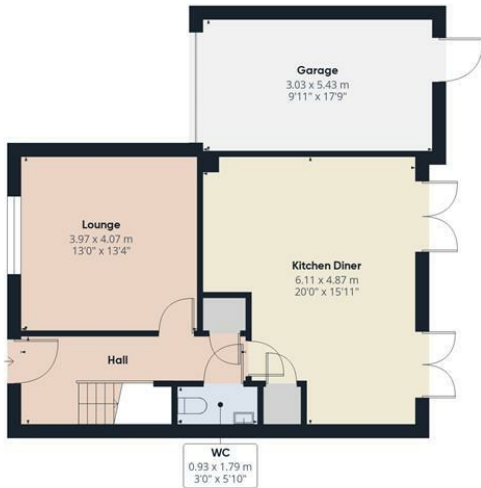
Each property pays a proportion towards the upkeep and maintenance of the estate. 2026 payment £345.23.

LETTING

Permanent letting is permitted but holiday letting is prohibited by the original planning permission.







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

143.5 m²
1547 ft²

Reduced headroom

4.9 m²
53 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk