

## Long Trail, Rawley Lane, Newquay, TR7 2EU



### **UNIQUE 3 BEDROOM HILLSIDE RETREAT CLOSE TO CENTRAL NEWQUAY SET HIGH ABOVE THE BOATING LAKE WITH ELEVATED VIEWS, DELIGHTFUL LANDSCAPED GARDENS AND A FIRST FLOOR SELF CONTAINED STUDIO LETTING ANNEXE**

- 3 Bedroom house with letting annexe - 1771 sqft
- Landscaped gardens with waterfall and garden pod
- First Floor self-contained letting annexe
- Highly unusual and interesting property
- Stunning Sunny Views over the Boating Lake
- 2 private parking spaces
- Large central living room with balcony and views
- 2 large lake view balconies
- Private gated access to the lake
- Vacant possession with no onward chain

**Price £650,000 Freehold**

This unique and individual property sits high on the hill overlooking the delightful Boating Lake along with all the surrounding Countryside and mature trees. The upper parking for 2 cars leads via a lockable gate to the steps that lead down to the main property and the annexe, winding down through the delightful Sunny landscaped gardens with a private patio area featuring a large waterfall feature and a glazed sphere pod with lovely views. The annexe is accessed from the same entrance steps, but has it's own rear terrace access and a private door leading into the upper annexe accommodation that includes an open plan living room/bedroom/kitchen with a private bathroom and an upper lake view balcony. The annexe accommodation could be incorporated into the main house or used as a separate entity for guest, family or letting use.

The main house enters on the mid-level with this floor having 2 double bedrooms, 2 bathrooms and an open plan living/dining room with another large balcony overlooking the lake. A kitchen to the rear connects via a boiler room to a useful outside laundry room. Stairs down from the mid-level landing lead to the lower floor double bedroom with loads of storage, a walk-in wardrobe and an interesting en-suite heritage bathroom with a bath and a separate shower. This lower floor bedroom can also be accessed from the outside and divided from the middle floor as another Air BNB option for letting income or family use.

The property has been well maintained and is presented in good condition with gas central heating and double glazing, all set within a well-tended and really interesting mature hillside garden on various levels.

The lake can be accessed via a private lit stepped

path that leads down the hillside and connects to the lakeside with a lockable owners gate. Newquay town lies a short walk from the property.

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**


Band D

**AGENTS NOTE**

The property is set on a hillside and is approached via external steps that lead down from the car parking area to the property. As such, the property is not considered suitable for those with limited mobility.

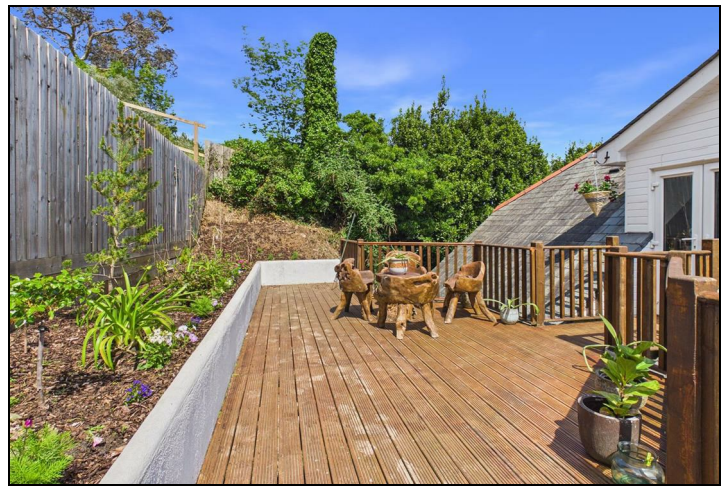
**ENERGY PERFORMANCE CERTIFICATE**

Rating awaited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



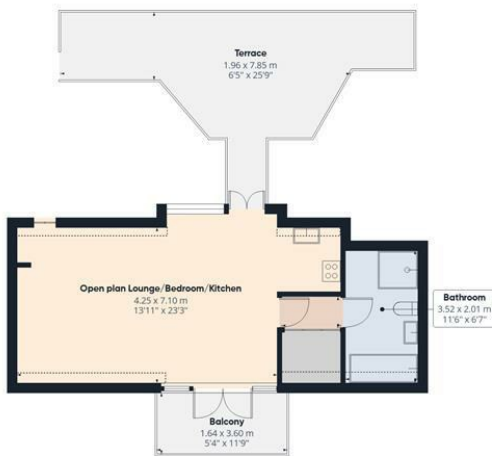




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area<sup>(1)</sup>

164.8 m<sup>2</sup>

1771 ft<sup>2</sup>

Balconies and terraces

52.8 m<sup>2</sup>

568 ft<sup>2</sup>

Reduced headroom

3.2 m<sup>2</sup>

35 ft<sup>2</sup>

(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

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