

Chatsworth House, Gannel Road, Newquay, Cornwall, TR7 2AG



STUNNING 4877 SQFT INDIVIDUAL LANDMARK PROPERTY OVERLOOKING THE RIVER GANNEL WITH EXPANSIVE ACCOMMODATION AND 2 APARTMENTS SET IN HALF AN ACRE OF MANICURED GROUNDS WITH SOUTH FACING TIDAL VIEWS

- Extremely spacious individual property in Prime Location
- Large plot with stunning views over the River Gannel
- 2 large elevated South facing balconies
- Home Gym, private hot tub with louvre pergola
- 5 Bedrooms, 3 Large reception rooms
- Ample driveway parking and impressive Double Garage
- Feature spacious entrance hall and landing with Oak staircase
- 2 self-contained apartments
- Master bedroom suite with en-suite, balcony and dressing room
- Re-modelled and substantially refurbished in 2024

Price £1,500,000 Freehold

Chatsworth House is a stunning spacious individually designed property in substantial grounds constructed in the early 1970's with South facing views over the tidal river Gannel. This landmark property offers extremely spacious and flexible accommodation with large light rooms featuring high ceilings and picture windows with elevated views.

The main house offers up to 5 bedrooms over 2 floors with three large principal reception rooms on the first floor taking full advantage of the views and the numerous elevated balconies. The two self-contained letting units (1 x two bedroom and 1 x 1 bedroom) are set within the property with both independent external access doors and an additional internal link corridor offering letting income potential/multi-generational living or for conversion into further residential accommodation.

Gannel Road is situated to the South of Newquay Town and close to Newquay Boating Lake. Chatsworth House sits well back from the road in an elevated position on this large mature plot having extensive sweeping South facing views over the tidal Gannel estuary.

The established mature gardens are a particular feature of this beautiful property with the large landscaped front garden fronting onto the Gannel road having extensive elevated River Gannel views. A sweeping private tarmac drive curves up from the Gannel Road flanked by Cornish Stone planted walls and leads to the extensive front parking area and the Double Garage, which is almost 600 sq ft with a tiled floor and easily capable of accommodating 2 cars and more. This large front garden is laid to a range of shaped lawns and individual seating areas and

extensive planted mature flower and shrub beds. The rear garden is terraced on various levels with planted and gravel landscaped garden areas. Rear boundary conifer trees.

TENURE
Freehold

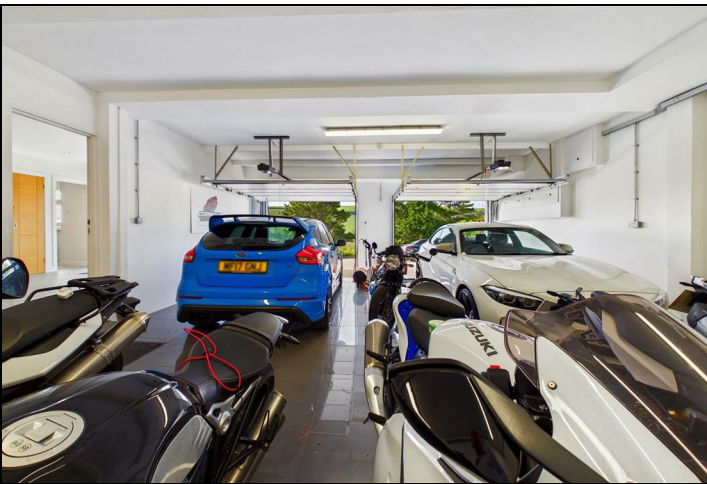
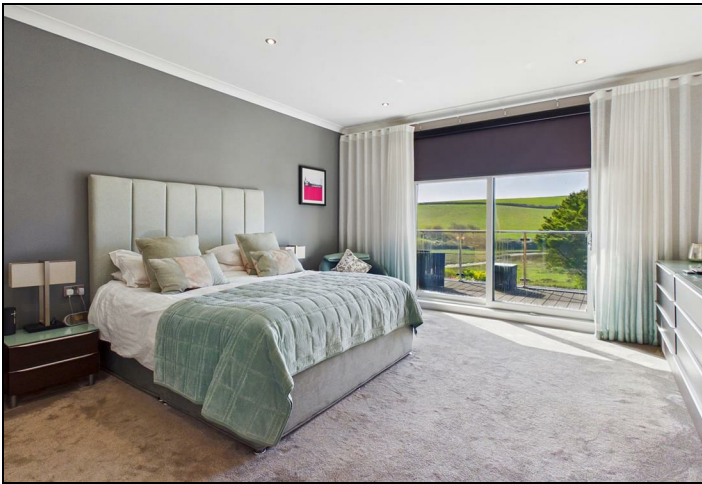
SERVICES
All mains

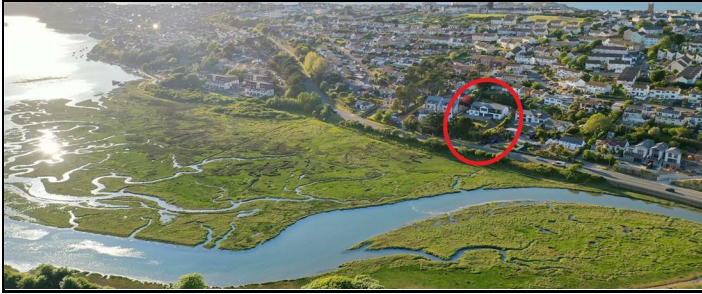
COUNCIL TAX
Band F

ENERGY EFFICIENCY
The property has a brand new boiler providing thermostatic radiated central heating to two separate heating zones with wall thermostats on the ground and first floors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Floor 0



Floor 1



Approximate total area⁽¹⁾

452.9 m²

4877 ft²

Balconies and terraces

85.9 m²

924 ft²

Reduced headroom

1.9 m²

20 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.

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