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1 Ellenglaze Court, Newquay TR8 5QX

£425,000

A BRILLIANT AND BEAUTIFULLY REFURBISHED FOUR BEDROOM FAMILY HOME WITH FAMILY FRIENDLY, OPEN PLAN LIVING ACCOMMODATION LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF CUBERT, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- FOUR BEDROOM FAMILY HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- INTEGRAL GARAGE AND AMPLE DRIVEWAY
- SPACIOUS, FAMILY FRIENDLY OPEN PLAN LIVING
- OWNED SOLAR PANELS
- REFURBISHED TO A HIGH STANDARD
- MAINS ELECTRIC. WATER AND DRAINAGE
- SEA GLIMPSES

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DESCRIPTION:

Number One Ellenglaze Court is nestled in the picturesque village of Cubert within postcard worthy surroundings. Just on the edge of the village, this property offers everything a modern family could wish for and is every inch as charming as the village itself. The landscape surrounding Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

The village of Cubert offers a good range of day to day amenities including a well regarded bakery, a post office, pub and Primary School. The Smugglers Den Inn on the outskirts of the village is renowned locally for offering great quality food in traditional surroundings.

From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under two miles on foot. This village lies approximately three miles south east of the vibrant town of Newquay which offers a wide and varied range of shops, cafes and bars, not to mention some of the most stunning beaches and coastline on the north Cornish coast.

This property has been lovingly cared for and much improved by the current owners and offers spacious family friendly accommodation with many modern touches.

A storm porch guides you into the spacious and inviting hallway which has a large cupboard ideal for storing coats and wellies with stairs to the first floor.

The kitchen diner truly is something to love! This space has been opened up by the current owners who have creating a brilliant family room with ample space for a dining table, a lounge area and a practical kitchen. This room is particularly bright with dual aspect windows overlooking the garden and sliding doors opening onto the patio. It's the perfect entertaining space and ideal for families with enough space for everyone! Practically, the modern, recently fitted 'Fairford Blue' kitchen offers plenty of storage and plenty of style! There's an eye level oven and microwave, hob, dishwasher and a large recess ideal for an American style fridge freezer.. At the far end there is a door to the rear, access to the integral garage and a cloakroom.

All four bedrooms can be found on the first floor. Off from the exceptionally spacious galleried landing, the two front bedrooms enjoy sea glimpses with one having an en suite shower room. Also, on the first floor, you will find access to the loft and a family bathroom which has a shower over the bath.

This property is presented to a superb standard throughout with modern, high quality carpets, floor coverings and decor. There's a mixture of wooden and upvc double glazed windows, owned solar panels and a mixture of upgraded electric Dimplex Quantum and panel heaters.

Externally, there's ample driveway parking at the front with access to the garage and the rear. The rear garden is neat and fully enclosed, large enough for children to play with plenty of space for the whole family to enjoy the sun and dine alfresco, not forgetting this property is only a few minutes drive from many of the stunning north cornish beaches.

In summary, this exceptional family home ticks many boxes! A convenient village location, a superb standard of spacious accommodation, a neat, flat garden and driveway parking all make this the perfect family home!

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Hallway
4.27m x 2.67m (14'0 x 8'9)

Cloakroom
1.78m x 1.19m (5'10 x 3'11)

Kitchen Lounge Diner
10.31m x 2.90m (33'10 x 9'6)

Garage
4.88m x 2.72m (16'0 x 8'11)

Bedroom 1
4.04m x 2.64m (13'3 x 8'8)

En Suite
2.62m x 1.14m (8'7 x 3'9)

Bedroom 2
3.89m x 3.40m (12'9 x 11'2)

Bedroom 3
5.08m x 2.44m (16'8 x 8'0)

Bedroom 4
2.72m x 2.54m (8'11 x 8'4)

Bathroom
2.67m x 1.93m (8'9 x 6'4)

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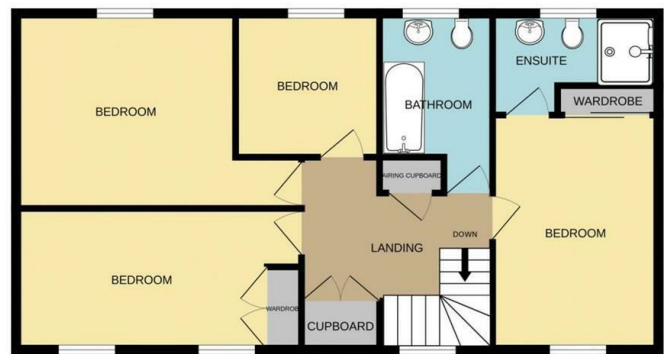
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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