



4 Lower Barn Court,
Priory Road, Newquay

LODGE & THOMAS
ESTABLISHED 1892

4 Lower Barn Court, Priory Road, Newquay, Cornwall TR7 3HX

Guide Price - £285,000 Freehold

- Spacious and characterful family home
- Stunning open plan living accommodation
- Fully integrated kitchen
- 3 bedrooms – master ensuite
- Off road setting with enclosed gardens and 3 car parking
- Sold with vacant possession

Quietly tucked away within a smaller farm complex, a characterful 6 year old family home with enclosed gardens and 3 car parking.

The Property

This beautifully crafted end-terraced property may resemble a barn conversion, however, it is actually a new home built in 2018.

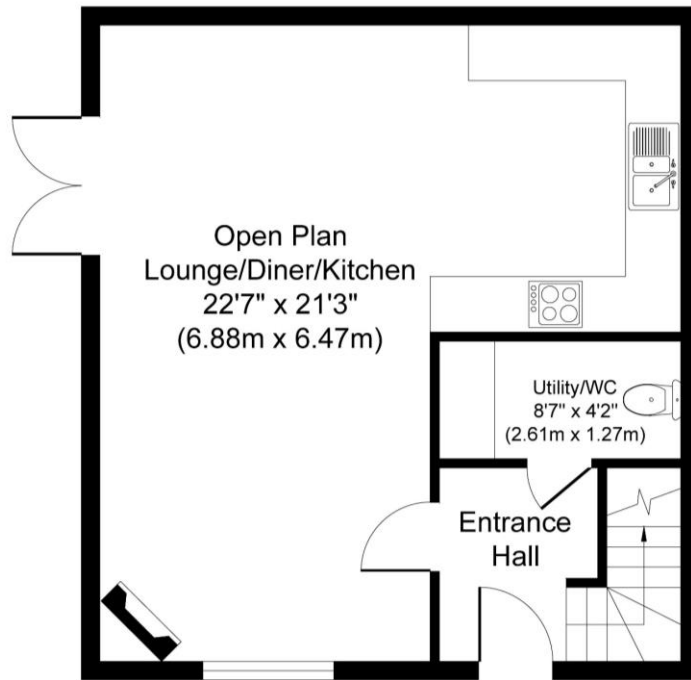
Whilst it oozes character with its stone and shiplap clad exterior, it has the convenience and comfort of modern facilities such as gas central heating and uPVC double glazed windows and doors.

The accommodation comprises a welcoming hallway off which is a downstairs wc/utility room and a turning staircase to the first floor. The hallway then opens into a beautiful open plan lounge/dining room, one corner of which has a contemporary log burner. Continuing the open plan theme, the dining area flows into a very well appointed kitchen with multiple integrated appliances. On the first floor there are three excellent bedrooms, with the master having an ensuite shower/wc and family bathroom.

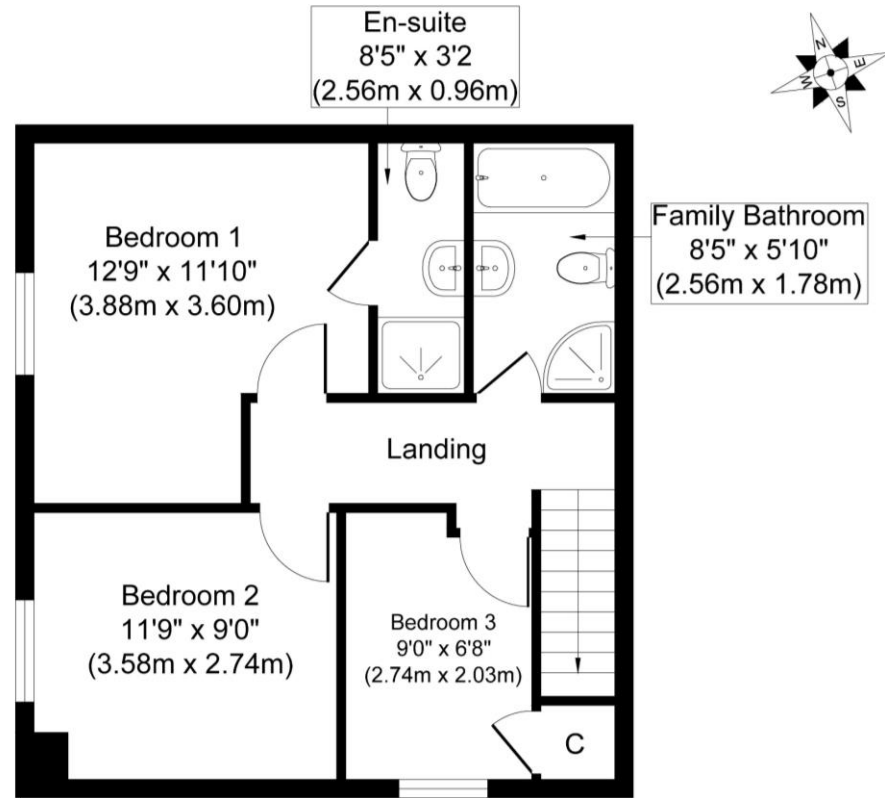
Tucked away on the fringe of this hugely popular village, the property is complemented by enclosed, hard landscape gardens incorporating parking for three cars within the generous plot. This is a truly wonderful setting.







Ground Floor
Approximate Floor Area
466 sq. ft
(43.27 sq. m)



First Floor
Approximate Floor Area
466 sq. ft
(43.27 sq. m)

EPC B **Council Tax Band B**

Services: Mains electricity, gas, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

Whilst quiet, it is within a 10-15 minute walk of St Columb Minor Academy and Treviglas Sixth Form College. The local footpaths mean that the exhilarating Porth beach is within a 30 minute walk as well as some gorgeous countryside trails. The A3059 Newquay to St Columb road is just ½ a mile down the road, which in turn provides easy access to the A39 at Wadebridge and the counties main arterial route the A30. Nearby are Nansledan Primary School and the Co-op on Hendra Road, whilst a much wider array of shopping, schooling and health and leisure facilities are available within the general Newquay area, not to mention some of the finest family friendly and surfing beaches available within the UK.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

email: property@lodgeandthomas.co.uk

Directions

From the A30 at Indian queens take the A39 and A392 signposted Newquay, follow this road to the village of Quintrell downs. Here take the 3rd exit over the railway lines and follow the road to the mini roundabout at Nansledan. Take the 3rd exit following the A3059 and continue to the bottom of the hill where you turn left into Priory Road signposted St Columb Minor. Follow this road into the village, passing Rialton Heights on the left hand side shortly after which the property for sale will be found on the right hand side identified by a Lodge and Thomas For Sale board.

what3words ///blockage.processes.ribcage





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