



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9459

Guide £825,000

Spring Tide,
12 Gustory Road, Crantock, Nr. Newquay, Cornwall, TR8 5RG

FREEHOLD



Located in the heart of the sought after coastal village of Crantock, just 5 minutes' walk from the golden sand beach, a fantastic 4 double bed roomed, 3 reception roomed detached bungalow with over 2,100sq.ft of immaculate recently refurbished and remodelled accommodation, set within an incredible garden plot of over $\frac{1}{5}$ of an acre with large in and out brick paver drive and parking. Likely to be of interest to main and second home buyers alike.





SUMMARY OF ACCOMMODATION

Entrance hall, refitted kitchen, utility room, dual aspect sitting room, dining/sunroom, snug/second sitting room, studio/home office. Principal bedroom with en-suite shower room. 3 further bedrooms. Family bathroom.

Outside: large brick paver in and out driveway with parking for numerous vehicles, integral garage, electric car charging point. Long fully enclosed rear gardens bounded by close boarded fencing and mature deciduous trees, paved sun terrace, covered loggia, chicken run, large timber storage shed.



Crantock Beach

DESCRIPTION

The availability of Spring Tide represents a fantastic opportunity to acquire a wonderful large detached recently refurbished bungalow located right in the heart of the sought after coastal village of Crantock just 5 minutes' walk from its golden sand surfing beach. Spring Tide was constructed circa 1960 in a particularly generous level garden plot of just over a fifth of an acre located on the beachward side of Gustory Road, which has long been considered one of Crantock's best residential address. Well away from the majority of traffic to the beach but very central, and walking distance from village amenities, shop, pubs and beach, whilst in a lovely tranquil setting and with a fantastic garden which is ideal for families with children or pets. In recent years the property has undergone a comprehensive schedule of refurbishment, remodelling and improvement and now presents in immaculate order with light bright well furnished accommodation which in all extends to circa 2,145sq.ft.

Approached off a brick paver in and out driveway with parking for 3/4 cars the property is set back and enjoys a degree of privacy from the kerbside due to a central island of shrubs which the driveway curves around. Beside the garage is an electric car charging point. Steps ascend to an entrance door into a welcoming hall, to the left is a good sized refitted kitchen with attractive Shaker style light grey units with solid oak worktops with a quality Smeg gas range cooker and integrated Neff dishwasher, space for American style fridge freezer and the essential wine cooler!. To the rear of the house is a fantastic dual aspect sitting room (21' x 13') which opens into a lovely large sunroom/dining room with double glazed double doors opening out onto the garden. The sunroom opens into a snug/second sitting room ideal as a children's playroom with that all important secondary reception space for families with children. Furthermore above the integral garage is a large studio/home office or indeed for overflow accommodation/occasional 5th bedroom depending upon the wants and desires of an incoming purchaser.



In total there are four bedrooms, all good sized doubles, the principal bedroom a particularly large double (15'5" x 13') with dressing area and a large well fitted en-suite shower room. A sleek family bathroom serves the other bedrooms. Completing the accommodation is a very generous 'kitchen sized' utility with a door onto the covered loggia which is a very useful all your round drying area, etc.

Probably the most important feature to the house is its garden which is of incredibly generous proportions for this central part of the village, featuring a broad paved and decked sun terrace perfect for barbecues and alfresco dining, with steps down onto a lovely large gently sloping lawn fully enclosed and bounded by close boarded fencing with mature deciduous trees providing shelter, an ideal sheltered safe environment for children or families with pets. At the bottom of the garden is a fenced chicken run, a useful large timber storage shed completing a real tranquil oasis right in the heart of the village.

All in all, a superb recently refurbished home with fantastic large garden just 5 minutes' walk from the golden sand beach at Crantock, likely to be of interest to main and second home buyers alike. Interested parties are advised to view without delay to avoid disappointment.

LOCATION

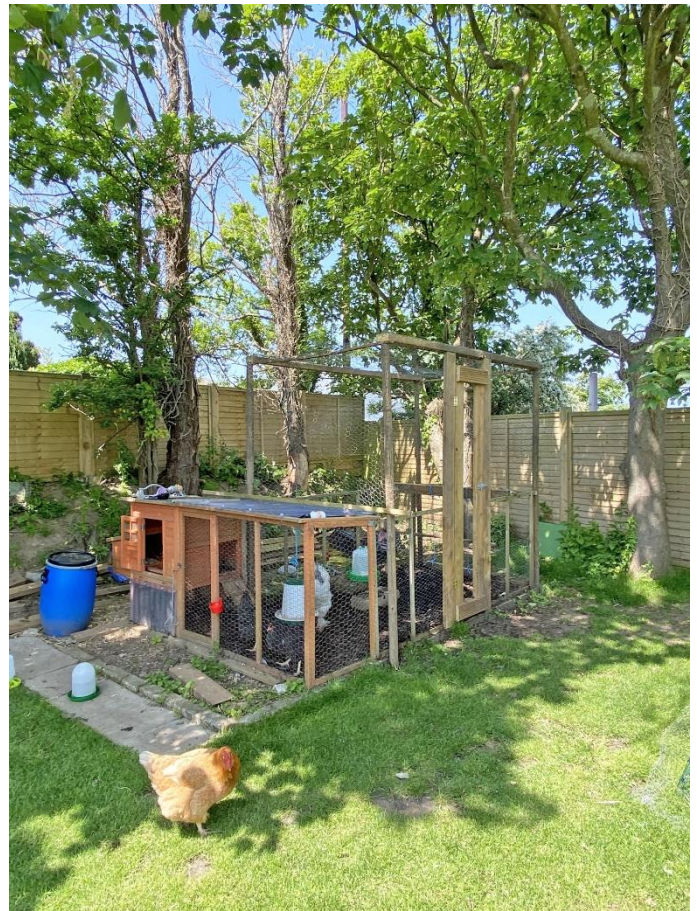
Crantock is one of the county's most sought after north coast villages being both picture postcard "pretty" but also protected from the weather by the sand dunes at the back of the long sandy Crantock beach with the Gannel Estuary flowing down one side. There are very few estuaries on the north coast so it's rare, sheltered, sand based waters are revered for bathing and perfect for children to play along with the excellent surfing along the rest of the beach. There are walks throughout the sand dunes and then around the mostly National Trust owned coastline to other beaches at Porth Joke and Holywell Bay. There are also walks up the Gannel Estuary at lower states of the tide where it is possible to cross over to Pentire and Newquay with a summertime ferry also making the short journey.



In Crantock village are a fantastic range of day to day amenities including The Old Albion Public House Inn and further along the headland overlooking the beach, The Bowgie Inn. There are further services nearby at Cubert where there is also an excellent countryside inn and a primary school. The nearby town of Newquay offers a full range of shops and services including out of town retail areas, many bars, restaurants and café as well as a sports centre, swimming pool, a branch railway line and schooling. Under ½ an hour's drive to the south is Cornwall's capital city of Truro where there are private schools and a comprehensive range of local and national retailers along with many clubs and societies.







GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR8 5RG.

SERVICES – Mains water, drainage and electricity. Oil fired heating. Electric car charging point. Propane gas bottles.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

DIRECTIONS – Driving into the village along Halwyn Road, turn right down Halwyn Hill. At the bottom of the hill just past the convenience store take the left hand turning along Green Lane and then after 100 yards or so turn left into Gustory Road and Spring Tide is on the right hand side after a short distance.

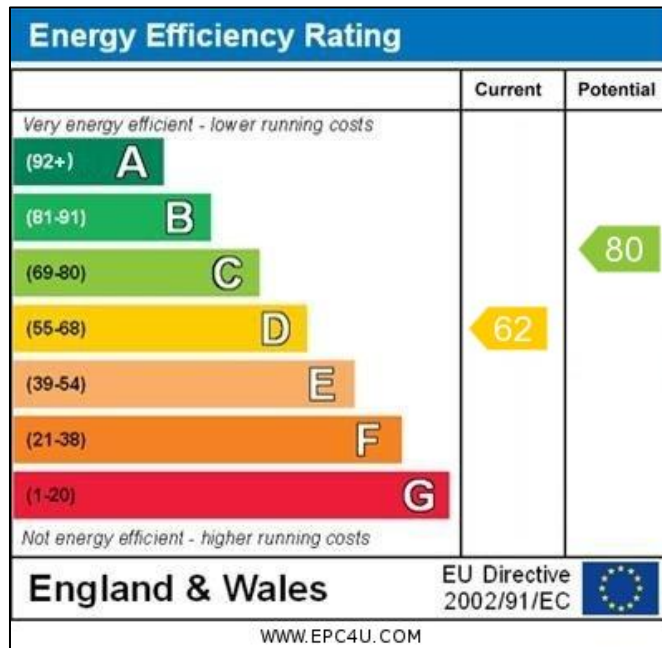
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

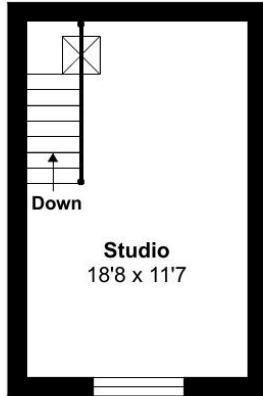


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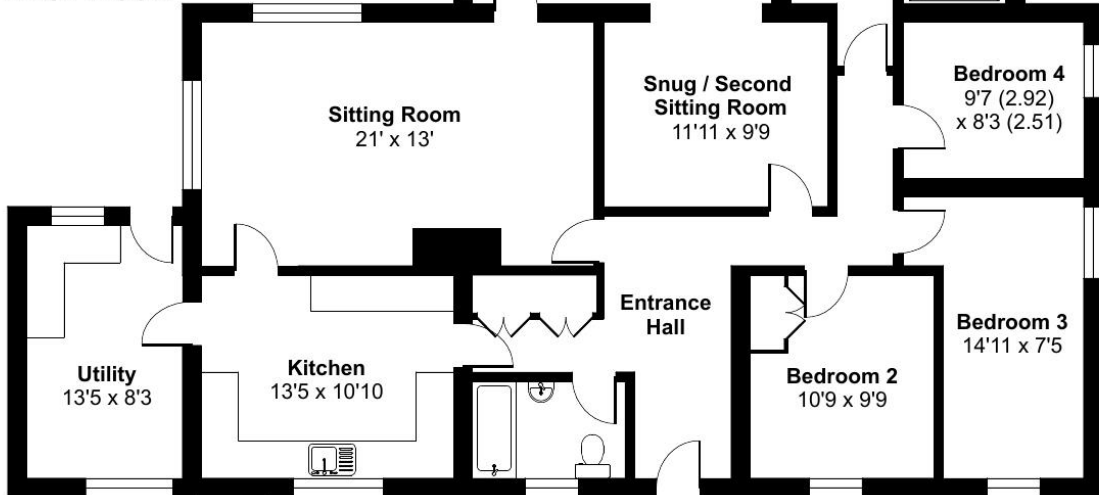
Gustory Road, Crantock, Newquay

Approximate Area = 2200 sq ft / 204.3 sq m (includes garage)

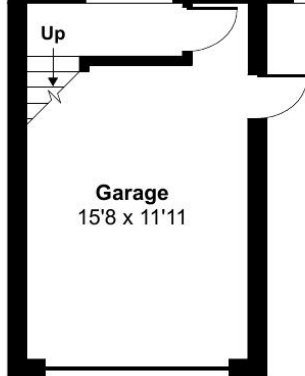
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lillicap & Chilcott. REF: 674487

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