

Chylowen Chapel Road, St. Columb, Cornwall, TR9 6NR



UNIQUE SPLIT LEVEL LIVING ACCOMMODATION | SUNNY REAR AND SIDE GARDENS ONTO NEIGHBOURING FARMLAND | Very individual modern 4 bedroom family home in immaculate condition with a sunny rear garden with large patio, countryside views to the side and rear and large driveway for 2 vehicles.

- 4 Bedroom family home with great size master en-suite bedroom
- Convenient location near the A30 and Kingsley shopping complex
- Driveway parking for 2 cars and storage
- Great condition throughout ready to occupy
- recently levelled patio and lawn with day long sun
- Offered with vacant possession and no onward chain

Price £369,950 Freehold

Located in a true central Cornwall location, Chylowen offers a wonderful flexible family home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

From the front driveway, external stairs takes you to the covered front entrance door. This enters into a spacious entrance vestibule where you will find the downstairs WC and access to the open plan living area. The ground floor is split level with a lower lounge providing access to the first floor, utility and the elevated kitchen diner to the rear of the property. The kitchen has lovely views towards the neighbouring countryside a full range of shaker style kitchen units and breakfast bar. This leads to the dining area which benefits from level access to the rear patio and further to the lawned garden.

To the first floor are 3 double bedrooms with a further single bedroom currently being used as an office. The rear rooms have views over the neighbouring farmland with the master enjoying views down the valley. The master also benefits from a shower en-suite and integral cupboard. The first floor also provides the family bathroom.

SERVICES

All Mains

COUNCIL TAX

Band D

TENURE

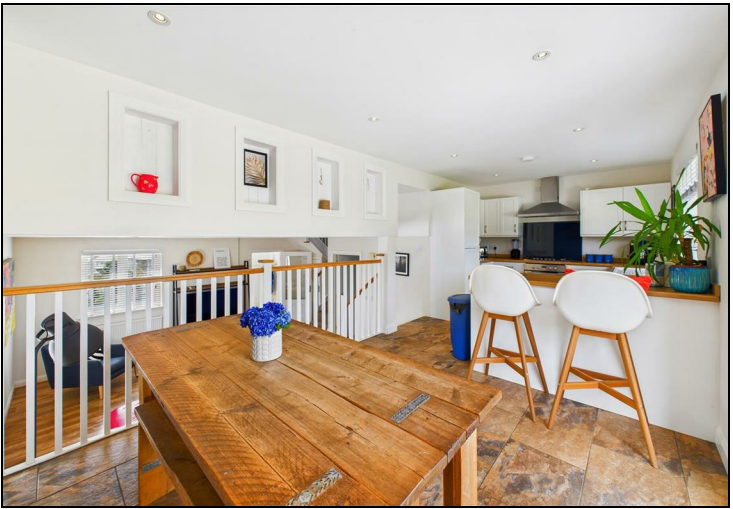
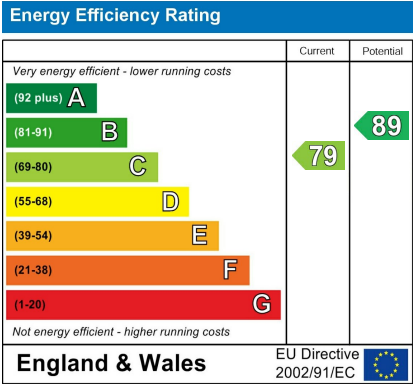
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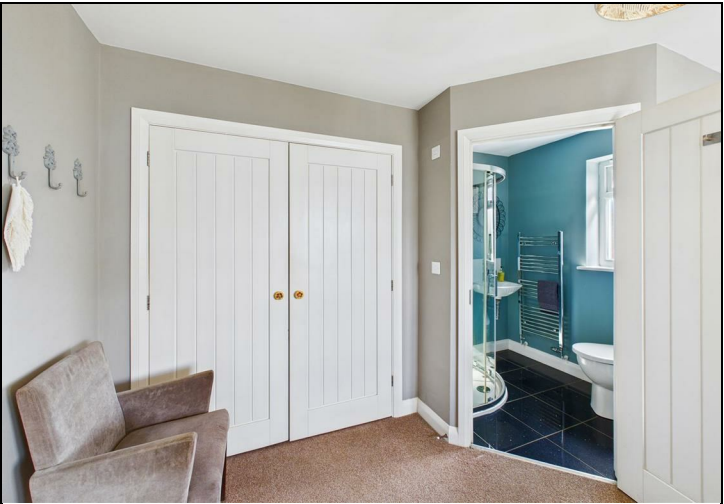
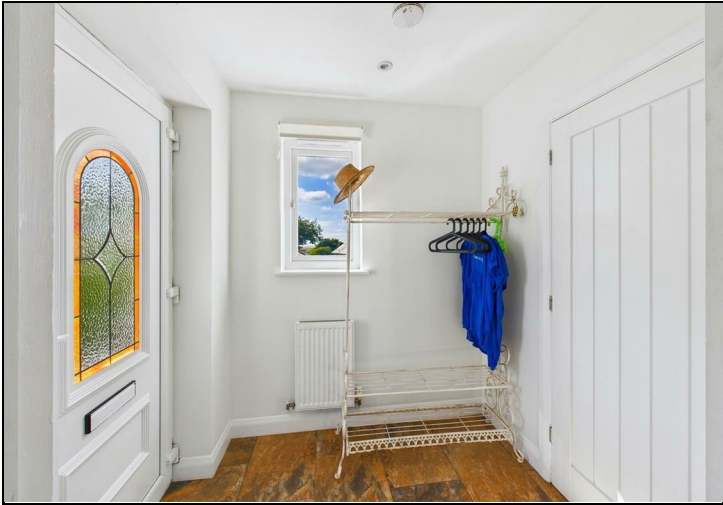
BROADBAND & MOBILE COVERAGE AVAILABILITY

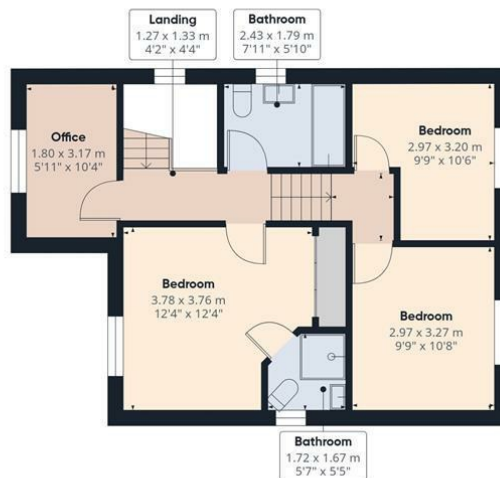
Fastest available download speed: Superfast up to 76Mbps

Mobile coverage: Limited

(Source: OFCOM)







Approximate total area^m

105.4 m²
1134 ft²

Balconies and terraces

7.5 m²
81 ft²

Reduced headroom

0.1 m²
1 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.

GIRAFFE360

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