



1, Challis Avenue, Newquay, TR8 4EJ

**david ball**  
Agencies

A three bedroom semi-detached family home, situated in a corner plot with the potential for extension, is available in the charming and highly sought-after St. Mawgan village. The property features a spacious garden with a south-facing aspect, a courtyard, driveway, and a small garage. The accommodation includes a lounge/diner, kitchen, lower-level utility area on the ground floor, and a family shower room along with a separate WC on the first floor. Viewing is highly recommended.

## Guide Price £385,000 Freehold

### Key Features

- Three bedroom semi-detached home
- Set in generous corner plot
- Wrap around garden with South facing aspect
- Potential to modernise
- 12 panel solar array with Sunsynk inverter
- Two storage battery's (10.65kw)
- 15p smart export guarantee (current)
- Feature log burner
- Modern electric radiators
- 3km to Mawgan Porth





## The Property

Upon entering, you are greeted by a spacious entrance porch and hallway, moving into the open plan lounge diner featuring a log burner on a slate hearth, that is the heart of the home, with separate access to the kitchen and a lower-level utility connecting to the enclosed courtyard in the garden.

The kitchen is well-equipped with a range of base, wall, and drawer units, an inset ceramic Belfast-style sink with a mixer tap, a four-ring electric Bosch hob, and integrated electric double oven. Tiled splashbacks adds practicality, while natural light floods the space.

Bedroom 1 is a south facing naturally lit room with picturesque hillside views, while Bedroom 2 and Bedroom 3 offer comfortable spaces. The family shower room features a double shower unit and a separate WC. The first-floor landing with an airing cupboard and loft access complete the first floor accommodation.

## Externally

To the front of the house is a enclosed garden with a path to the front door, large established trees provide privacy, access to the side garden with South facing aspect wraps around to the sun paved patio area also surrounded by established tree and shrubs, there is also access to the rear courtyard. The single up and over small garage with driveway and further outbuilding offer potential for both parking and storage options. Rear courtyard that provides the opportunity for extension.

## Location

St. Mawgan is one of North Cornwall's most picturesque and charming villages, seamlessly blending history and natural beauty. The village square, adorned with traditional cottages, centers around the 13th-century St. Mawgan Church. The Monastery, with Celtic monk origins and now occupied by the Franciscan Sisters of the Immaculate, adds to the rich heritage of the area.

The village is home to a quaint tea room and the popular Falcon pub, contributing to the authentic English village atmosphere. The village's allure is heightened by its proximity to the renowned Mawgan Porth Beach, along with stunning coastal and countryside walks.

Cornwall International Airport, with excellent transport links, enhances the village's accessibility. The airport offers flights to various destinations, including London, Manchester, Dublin, Portugal, and Spain.

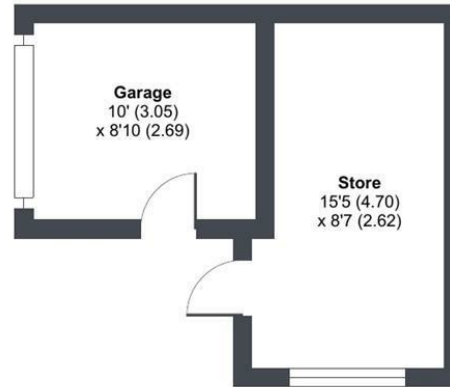
# Challis Avenue, St. Mawgan, Newquay, TR8

Approximate Area = 1052 sq ft / 97.7 sq m

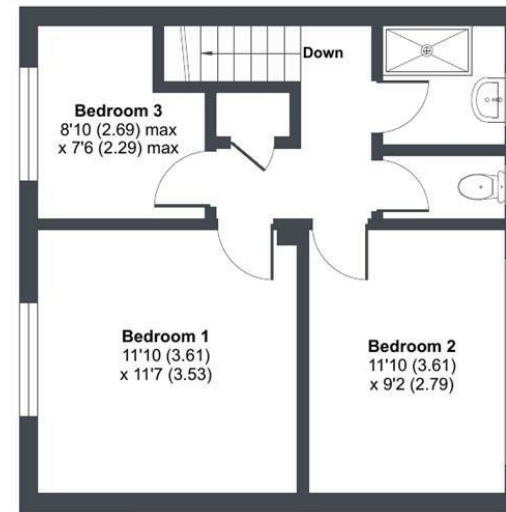
Garage & Store = 222 sq ft / 20.6 sq m

Total = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1075924

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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