



Seascape, 1 Hilgrove Mews

Newquay



Seascape, 1 Hilgrove Mews, Newquay, TR7 2FW

A highly specified and energy efficient Zero Carbon Smart end of terrace townhouse providing perfectly presented, light and spacious accommodation over four storeys, enjoying far reaching coastal views and just moments from Tolcarne Beach.

Distances

Tolcarne Beach – 350 yards; Lusty Glaze Beach – 0.6; Newquay golf clubhouse – 1.3; The Headland Hotel – 2.7; Fistral Beach 2.8 – 1; Watergate Bay – 2.8; Crantock beach – 4.3; Poly Joke beach – 4.8; Mawgan Porth – 4.9; Cornwall Airport – 5.3; Truro – 12.9; Padstow – 16.8

(All distances are approximate and in miles)

The location

Hilgrove Mews, a highly regarded development of zero carbon and highly energy efficient townhouses completed in 2018 by Verto Homes, is set on the stunning north Cornish coast, close to centre of Newquay and just a few minutes' walk from several of Cornwall's most famous and arguably best beaches.

Newquay offers a wide range of shops, bars, clubs and schooling, together with the zoo and branch line railway service to Truro (mainline). Just under three miles up the coast, Watergate Bay is home to the Extreme Sports Academy, Watergate Bay Hotel and annual Boardmasters festival.

Further north, the seaside village of Mawgan Porth is set around its stunning sandy beach and is the home of the internationally renowned spa hotel, the Scarlet.

Nearby Cornwall Airport, just over five miles from Hilgrove Mews, provides regular daily flights to a wide range of national and European destinations.



The property

- EPC A-rated carbon neutral part cedar-clad four-bedroom townhouse
- Sea and coastal views from the two living areas and one bedroom
- Impeccably presented with high quality fittings throughout
- Underfloor heating and mechanical ventilation heat recovery (MVHR) system throughout
- Ground source heat pump
- Photovoltaic solar panels
- Loxane Smart Home App controlling lighting and heating
- Triple glazed Argon-filled windows and doors throughout, super-insulated walls and floors, providing almost zero heat loss and noise pollution





Ground floor

- Reception hallway with large storage cupboard
- Two double bedrooms
- Shower room
- Utility room with integrated washer / dryer

First floor

- Master bedroom with en suite shower room
- Guest bedroom with sea views
- Family bathroom

Second floor

- Triple aspect open plan living / dining area / kitchen with private balcony and far-reaching coastal views
- Contemporary kitchen with central island. Siemens

appliances (dishwasher, fridge/freezer, oven, warming drawer, extractor hood, microwave / combi oven, induction hob)

Third floor

- Double aspect living room enjoying superb coastal views with vaulted ceiling, skylight and private balcony.
- Large store / plant room

Outside space

- Two private balconies both enjoying the coastal views
- Allocated parking space with cable duct to serve future EV charging point
- Visitors' parking spaces
- Bin store

Tenure, services and further information

Freehold. Mains drainage, electricity and water. Ground source heat pump. Additional specification available on request. Council Tax: Band D. Broadband: Superfast Fibre is available in the postcode.

What 3 Words ///liked.behind.scooters

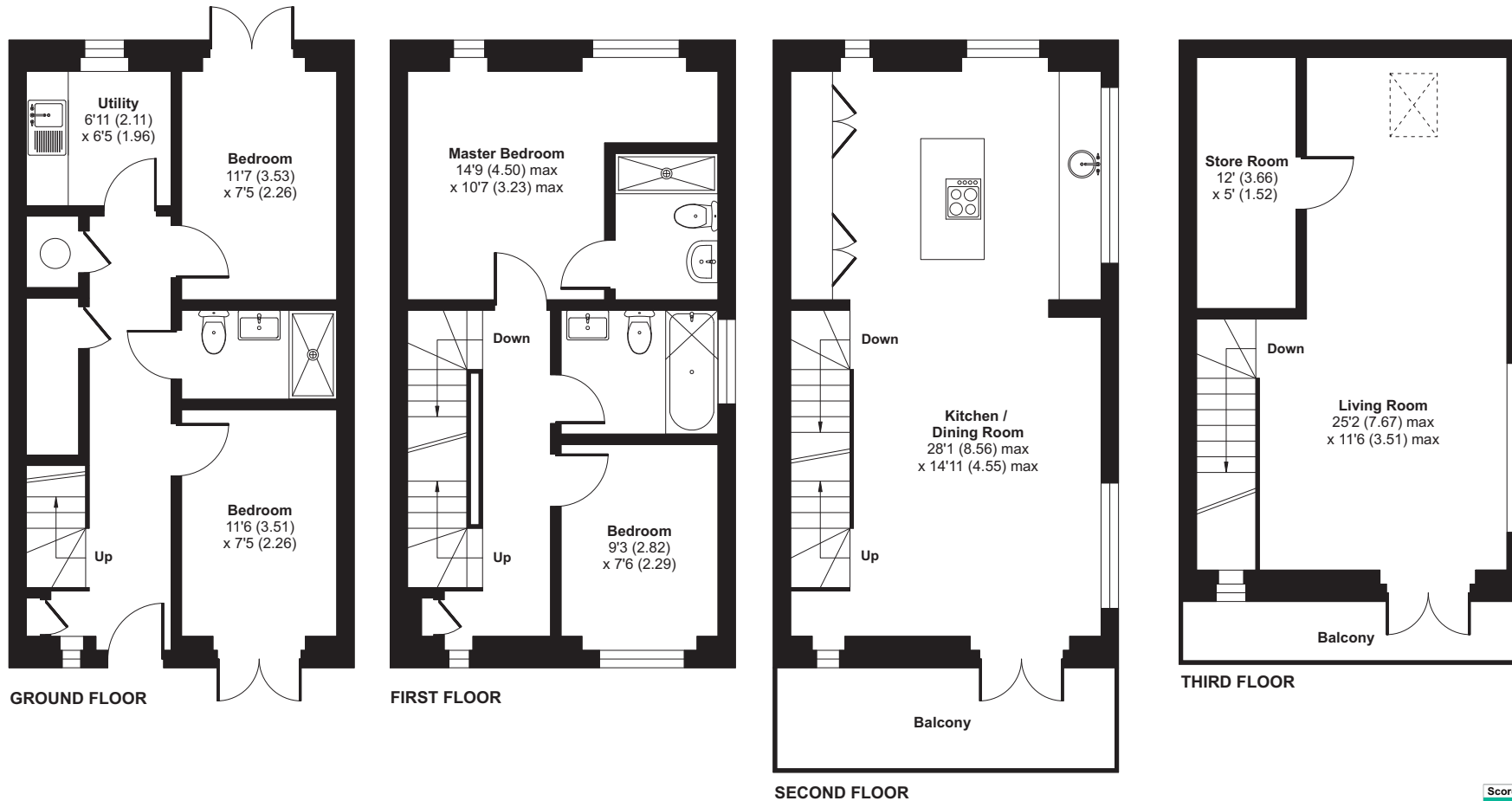
Directions

Upon entering Newquay from the Crantock direction, turn left at the roundabout onto Trevemper Road (A392). At the next roundabout take the second exit on to the A3058 and follow the road straight across at the next roundabout on to Edgecombe Avenue passing Newquay Zoo on the right. At the next roundabout take the second exit onto Hilgrove Road and follow for about half a mile and then turn right into Hilgrove Mews.

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Main House = 1566 sq ft / 145 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Shore Partnership Limited. REF: 881821

Score	Energy rating	Current	Potential
92+	A	95 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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