

NEW QUAY PROPERTY CENTRE



A GORGEOUS CHARACTER COTTAGE NESTLED IN THE HAMLET OF TREVARREN. BEAUTIFULLY RENOVATED WITH STUNNING KITCHEN DINER, THREE DOUBLE BEDROOMS, FOUR PEICE BATHROOM SUITE AND PARKING FOR MULTIPLE VEHICLES.



Trevarren, St. Columb, TR9 6PJ

£425,000
Freehold

our ref: CNN9414

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 2
- EPC: D
- Council tax band: B
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- THREE BEDROOM COTTAGE
- BEAUTIFULLY RENOVATED THROUGHOUT
- GORGEOUS SHAKER KITCHEN
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- FABULOUS FOUR PIECE BATHROOM SUITE
- DRIVEWAY PARKING FOR 3 VEHICLES
- STUNNING GARDENS AND SUMMERHOUSE
- OPTION TO BE FULLY FURNISHED
- NO ONWARD CHAIN



OWNERSAYS...

“We have loved living here, it’s such a bright and sunny home. The area and neighbours have all been fantastic.”



CONSIDER THIS...

WHAT WE LOVE: This property just has bags of charm, we absolutely love it! Its unusual to find such a character cottage renovated/maintained to such a brilliant standard!

MOREDETAIL...

SUMMARY: Offered to the market with NO ONWARD CHAIN is this beautiful cottage which has been renovated to an incredible standard throughout. The current owners have sympathetically upgraded the property over the last 12 years and whilst modern it still holds bags of charm.

In principle leading from the sweeping driveway there is an entrance porch to the side of the property useful for stowage of shoes and coats. This leads through and into the main kitchen diner. Flooded with light with a gorgeous feature window to the side's newer extension. The kitchen diner has a characterful range of shaker style wall and base units with worktops over. There is a fitted composite sink and drainer unit, electric oven with hob and extractor hood over along with an integrated dishwasher and space for an American size fridge freezer. The kitchen also benefits from a 'Duette Heritage Burner' which can be great for cooking but can also heat the hot water for the property.

Just off the kitchen is an incredibly useful utility space where there is a door leading to the back door as-well as plumbing for a washing machine/tumble dryer with a cupboard housing the hot water mega flow tank. From the utility room is a downstairs shower room with double shower, wash basin, W/C and heated towel rail.

At the far end of kitchen is a spacious dining area, within this area there is a lovely sofa/snug space which offers sliding doors which lead out onto a stoned chipped lower terrace which is a lovely seating area.

The main living room looks out to the front of the property with French doors leading on to the front garden and a door leading to the stairwell. The living room is a great size with solid oak floor throughout and plenty of room for family sized furniture with a gorgeous log burner and wood surround to the centre of the room.

On the first floor there is a skylight flooding the stairwell with light with doors leading to all three of the bedrooms and the family bathroom. All three of the bedrooms are fantastic sized double rooms all with the benefit of built in wardrobes. Within the master bedroom is loft access to a boarded loft via loft ladder.

The family bathroom has been renovated to a fantastic standard with a double shower unit with waterfall and power shower attachments, double jacuzzi bath, low level W/C and vanity sink unit with storage.

The property is heated via oil fired central heating and is fully double glazed throughout. The property could also be offered fully furnished subject to separate negotiation.

Externally to the front is a long sweeping driveway which leads to the driveway parking which can have up to three vehicles. Please note; the driveway is a shared driveway, the neighbour has a right of way over it. There is also a large front garden with mature shrub and hedge boarders. To the rear of the property is a beautiful garden with a decorative stone area leading to a higher teared lawn. From the lawn is a further decorative stone and shrub area and steps leading to the wood deck and summerhouse. The summerhouse is a great addition and the perfect place to catch the afternoon and evening sun. The summerhouse has the benefit of its own electric and lighting.

Overall, a fantastic property which could suit a plethora of markets. We highly recommend viewing to really appreciate the quality of property on offer!



THELOCATION...

LOCATION: Trevarren is a well connected mid county farm hamlet, falling within the wider catchment of Newquay which is just over 7 miles away. On the doorstep of Trevarren are the villages of St Columb Road, Fraddon and Indian Queens, all of which have a great range of daily amenities including a sought after primary school and the recently opened Marks and Spencer superstore.

From Trevarren there is easy access to both the A39 and the A30 providing excellent transport links to nearby major towns which includes Newquay, Wadebridge, Padstow, St Austell and the cathedral city of Truro. Within a short car journey there is Newquay Cornwall Airport and beyond this is the beautiful Mawgan Porth Beach

SHOPPING

Co-op - St Columb Road
Marks and Spencer – Fraddon
Newquay

RELAXING

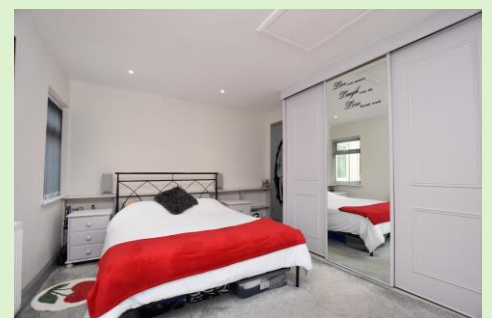
Surrounding country walks Mawgan Porth Beach
Atlantic Gym & Spa

TRAVEL A39/A30 - Nearby

Newquay Train Station
Newquay Cornwall Airport

SCHOOLS

Indian Queens Primary School
Mawgan-In-Pydar Primary School
Newquay Treviglas Secondary School

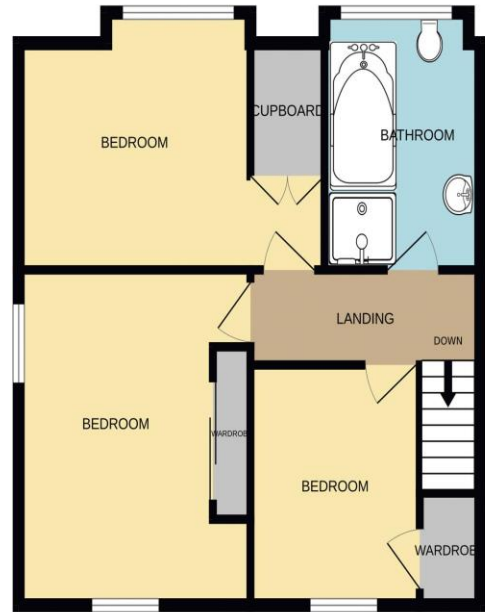


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Side Porch/Entrance

5' 8" x 4' 1" (1.73m x 1.24m)

Kitchen/Diner/Snug

28' 5" x 13' 0" (8.65m x 3.96m)

Utility Room

6' 8" x 6' 5" (2.03m x 1.95m)

Downstairs Shower Suite

6' 9" x 3' 5" (2.06m x 1.04m)

Living Room

24' 0" x 12' 10" (7.31m x 3.91m)

First Floor Landing

12' 3" x 3' 2" (3.73m x 0.96m)

Bedroom One

14' 0" x 11' 5" (4.26m x 3.48m)

Bedroom Two

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom Three

9' 10" x 8' 7" (2.99m x 2.61m)

Family Bathroom

10' 11" x 8' 4" (3.32m x 2.54m)

Summerhouse

Parking x 3

MORE INFO...

call: 01637 875 161
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web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.