



30 Fernhill Road, Newquay, Cornwall, TR7 1LE

A DECEPTIVELY SPACIOUS PERIOD TOWNHOUSE ON ONE OF THE MOST DESIRABLE CENTRALLY LOCATED STREETS, PRACTICALLY SANDWICHED BETWEEN THE TOWN CENTRE AND FISTRAL BEACH. VASTLY EXTENDED WITH 5/6 BEDROOMS. IN NEED OF REFURBISHMENT THROUGHOUT BUT OFFERING SO MUCH POTENTIAL!

£350,000
Freehold

our ref: CNN10041

KEY FEATURES



5

- CENTRAL LOCATION NEAR TOWN CENTRE
- WALKING DISTANCE TO BEACHES
- SPACIOUS INTERIOR WITH FLEXIBLE LAYOUT
- POTENTIAL FOR LOFT CONVERSION
- PERIOD FEATURES THROUGHOUT
- FRONT BAY WINDOW IN LIVING ROOM
- VERSATILE SECOND RECEPTION ROOM
- REAR BREAKFAST ROOM ADJACENT TO KITCHEN
- COURTYARD GARDENS FRONT AND BACK
- OPTION FOR OFF-STREET PARKING



3



1

Energy rating (EPC) **F**

Council tax band: **C**

SUMMARY

Introducing 30 Fernhill Road, a hidden gem nestled in the heart of central Newquay. This charming period townhouse, boasting a much larger footprint than initially meets the eye, offers a unique opportunity to own a piece of Newquay's vibrant coastal lifestyle.

Positioned on the coveted Fistral side of town, convenience is at your doorstep. Immerse yourself in the bustling town centre, explore the sandy shores of Newquay Bay, or catch the waves at the world-renowned Fistral beach- all within a leisurely stroll from your doorstep.

Steeped in history and offered for sale for the first time in over 40 years, this property presents endless possibilities. With various rear extensions enhancing its size, there's even further potential to expand into the loft space, providing additional accommodation to suit your needs.



Step inside and be greeted by a traditional hallway, adorned with period features and a graceful staircase. The front living room, illuminated by a large bay window, offers a bright and inviting space to relax and entertain. Adjacent, a versatile second reception room awaits, offering the option to create a sixth bedroom or merge into a spacious open-plan area.

Flowing seamlessly from the reception rooms is a rear breakfast room leading to the kitchen, equipped with functional yet characterful units. Beyond lies extended accommodation, including a bathroom and WC suite, providing convenience and flexibility to the layout.

Ascending the stairs, discover four bedrooms, including a charming single, along with the main bathroom and a separate WC. Throughout the property, period features abound, offering the perfect canvas for enhancement and personalisation.

Outside, both front and rear courtyard gardens beckon, with the potential to transform the rear into off-street parking, if desired. Alternatively, take advantage of the

unrestricted on-street parking on Fernhill Road, supplemented by parking permits available for nearby council-owned carparks.

In need of full renovation, this property presents a blank canvas awaiting your vision and creativity. Seize the opportunity to make this house your home and immerse yourself in the idyllic coastal lifestyle that Newquay has to offer.

Don't miss your chance to secure this rare find on Fernhill Road – contact us today to arrange a viewing and unlock the potential of 30 Fernhill Road.

FIND ME USING WHAT3WORDS: elishing.evaporate.variation

ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

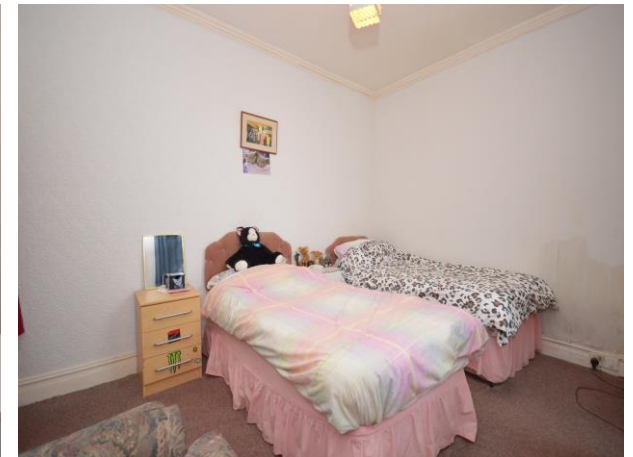
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: No allocated. On street parking and potential at the rear to create parking.

Heating and hot water: Electric Night Storage & Immersion

Accessibility: Level to the front.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

Lounge

14' 3" x 14' 1" (4.34m x 4.29m)

Bedroom 6/ Dining Room

12' 0" x 9' 9" (3.65m x 2.97m)

Breakfast Room

14' 3" x 9' 2" (4.34m x 2.79m)

Kitchen

10' 3" x 9' 7" (3.12m x 2.92m)

Bedroom 4

10' 5" x 7' 7" (3.17m x 2.31m) max measurements

WC

7' 3" x 7' 7" (2.21m x 2.31m)

First Floor

Bedroom 1

13' 8" x 10' 2" (4.16m x 3.10m)

Family Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

WC

6' 2" x 2' 6" (1.88m x 0.76m)

Bedroom 2

14' 5" x 11' 6" (4.39m x 3.50m)

Bedroom 3

12' 1" x 9' 6" (3.68m x 2.89m)

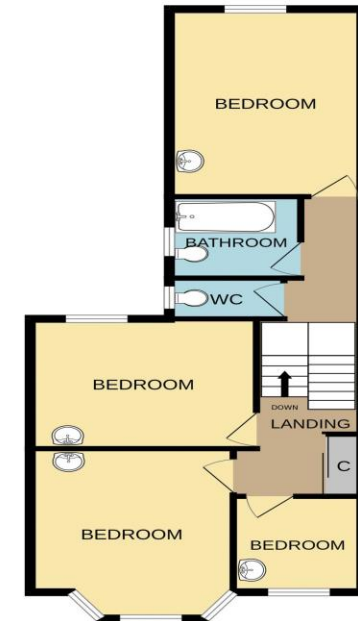
Bedroom 5

7' 3" x 5' 9" (2.21m x 1.75m)

GROUND FLOOR



1ST FLOOR



LIKE TO KNOW MORE?

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