



## 2 Black Cross, Newquay, Cornwall, TR8 4LU

A GORGEOUS COUNTRY COTTAGE CONVENIENTLY LOCATED IN THE HEART OF CORNWALL, CLOSE TO VILLAGE AMENITIES & ONLY A SHORT CAR JOURNEY FROM SEVERAL MAJOR TOWNS INCLUDING THE BUSTLING COASTAL RESORT OF NEWQUAY. WITH TWO BEDROOMS, TWO RECEPTION ROOMS, LOVELY GARDENS, ALL RECENTLY REFURBISHED. NO ONWARD CHAIN.

£180,000  
Freehold

our ref: CNN9635

## KEY FEATURES



2

- CUTE COUNTRY COTTAGE
- POPULAR MID COUNTY HAMLET
- REFURBISHED WITH FRESH DECOR & NEW CARPETS



2

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LOVELY LANDSCAPED GARDENS
- CLOSE TO VILLAGE AMENITIES
- SHORT DRIVE TO MANY MAJOR TOWNS



1

- IDEAL FIRST PURCHASE OR LETTING INVESTMENT
- VACANT & NO CHAIN

Energy rating (EPC) **D**

Council tax band: **A**

## SUMMARY

Nestled within the picturesque hamlet of Black Cross, St Columb, 2 Black Cross is a charming character cottage that exudes the essence of a tranquil countryside retreat. Conveniently situated at the heart of the county, this delightful property offers easy access to nearby villages such as Fraddon, Indian Queens, and St Columb Road. Boasting strategic transport links, it is a short car journey away from some of Cornwall's most sought-after towns, including the vibrant coastal resort of Newquay, renowned for its sandy beaches and lively nightlife, just seven miles away.

Ideal for first-time buyers, buy-to-let and holiday let investors, and small families, 2 Black Cross has recently undergone a decorative refurbishment, presenting itself as a turnkey solution for immediate occupation. The exterior is adorned with a smart, freshly painted facade in on-trend colours, complemented by



anthracite grey double-glazed windows, creating an impressive first impression and exceptional curb appeal.

Upon entering, you are welcomed by two separate reception rooms. The main living room, bathed in natural light from the front aspect window, features exposed period beams, creating a cosy atmosphere. Flowing seamlessly into the formal dining room, which is semi open plan to the kitchen, the layout enhances the feeling of spaciousness. With ample room for a dining suite and stairs ascending to the first floor, the space is both practical and inviting. The rear-facing kitchen offers garden access via a back door and includes a full range of fitted units, worktop space, and provisions for your choice of white goods.

On the first-floor landing, access is provided to both bedrooms and the bathroom. The bedrooms consist of one double and one single, while the bathroom features a clean suite with tiled walls and a shower over the bath. The property benefits from UPVC double glazing and night storage heating, ensuring comfort and energy efficiency.



Externally, unrestricted street parking is readily available in this quiet hamlet, often right in front of the property. The rear garden, a true delight, has been meticulously landscaped by the vendor. A right of way pathway for the terrace bounds the rear, leading to a private garden featuring a sheltered patio and a well-maintained lawn that looks onto an open field. Completing the picture, a spacious timber shed offers excellent dry storage, enhancing the practicality of this beautiful home.

2 Black Cross is a rare gem, combining character, convenience, and a touch of countryside charm.



## ADDITIONAL INFO

Utilities: Mains electric, water & drainage. No gas

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

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

Parking: On street only (unrestricted)

Heating and hot water: Electric night storage & Immersion

Construction: Mass concrete

Accessibility: Level to front, stepped to garden

Mining: Standard searches include a Mining Search

Rights of way: Yes, rear path for terrace



# FLOORPLAN & DIMENSIONS

## Entrance into

## Living Room

11' 8" x 9' 3" (3.55m x 2.82m)

## Dining Room

11' 9" x 9' 6" (3.58m x 2.89m)

## Kitchen

12' 11" x 8' 9" (3.93m x 2.66m)

## First floor landing

5' 5" x 5' 2" (1.65m x 1.57m) including stairs

## Bedroom One

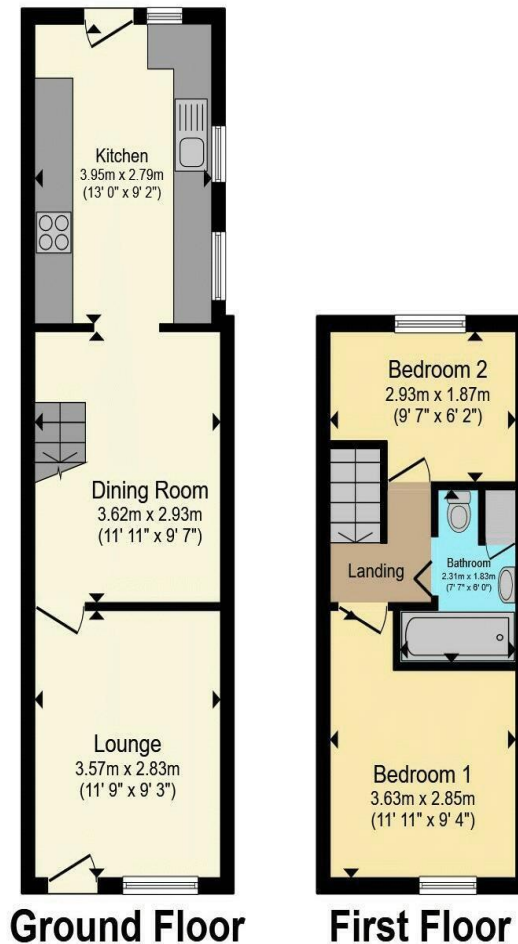
9' 7" x 9' 3" (2.92m x 2.82m)

## Bedroom Two

9' 10" x 6' 2" (2.99m x 1.88m)

## Bathroom

8' 2" x 6' 5" (2.49m x 1.95m)



## LIKE TO KNOW MORE?

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Total floor area 54.1 sq.m. (583 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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