



## 4 Stonewood Court, Lower East Street, St. Columb, Cornwall, TR9 6AX

A CUTE CHARACTER COTTAGE IN THE HEART OF THE MID COUNTY TOWN OF ST COLUMB MAJOR, TUCKED AWAY YET CLOSE TO DAILY AMENITIES. TWO BEDROOMS, COUTYARD GARDEN AND ALLOCATED PARKING. PERFECT FIRST HOME OR CORNISH RETREAT. APPROXIMATELY SEVEN MILES FROM NEWQUAY'S GOLDEN COASTLINE.

£173,950  
Freehold

our ref: CNN10037



## KEY FEATURES



2

- CUTE CHARACTER COTTAGE
- TUCKED AWAY IN THE HEART OF THE TOWN
- 2 BEDROOMS
- OFF STREET PARKING
- COURTYARD GARDEN
- ELECTRIC CENTRAL HEATING
- IDEAL FIRST PURCHASE
- PERFECT HOLIDAY HOME
- NEAR TO HIGH STREET AMENITIES
- APPROXIMATELY 7 MILES FROM NEWQUAY



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Energy rating (EPC) TBC  
Council tax band: TBC

## SUMMARY

Nestled in mid Cornwall, St Columb Major is a historic market town that beckons homebuyers with its timeless charm and coastal convenience. Dating back to the 14th century, this town exudes character, with a medieval market square and architecture that transports you to a bygone era.

Positioned just a few miles from the captivating North Cornish coastline, St Columb Major offers the best of both worlds. You can explore pristine beaches, rugged cliffs, and savour the sea breeze within minutes of your doorstep. Plus, excellent road connections, including the A30 and A39, make it effortless to reach other Cornish towns and cities.

This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging. Nature enthusiasts will relish the proximity to the North Cornish coastline, perfect for surfing, hiking, and enjoying spectacular sunsets.

Families benefit from quality education options nearby, and essential services, including healthcare facilities, ensure practicality. St Columb Major offers a



unique blend of history, convenience, and natural beauty, making it an ideal place to call home in the heart of Cornwall.

Welcome to 4 Stonewood Court, a charming period cottage nestled right in the heart of town yet tucked away for tranquillity. This delightful property seamlessly combines old-world charm with modern comforts, offering a perfect blend of character and convenience.

As you approach, you'll appreciate the peaceful setting of this terrace of four cottages, with a shared pathway providing pedestrian access. Number four enjoys a quiet position at the end, with a quaint picket-style gate leading into a small but inviting front courtyard garden. Ideal for enjoying potted plants, creating cosy seating areas, or simply unwinding in a low-maintenance outdoor space.

Step through the attractive storm porch and stable door, where you'll find a useful small hallway leading to the kitchen. The kitchen boasts a full range of light-coloured units, offering ample storage space and room for your preferred appliances. The living room has dual aspect windows and there's space not only for your living furniture but also for a small dining suite.

Upstairs, discover two bedrooms – one double and one single – providing comfortable accommodation for individuals, couples, or small families. The main bathroom completes the first floor, offering convenience and functionality.

With its blend of period features and modern comforts, including allocated off-street parking situated close by, across the road, 4 Stonewood Court presents a unique opportunity to own a character-filled home in a sought-after location. Whether you're seeking your first home, a cosy retreat, or a savvy investment, this property is ready for new owners to make their mark and create lasting memories. Don't miss out on the chance to make this very cute home your own. Schedule a viewing today and experience the charm and character for yourself!

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## ADDITIONAL INFO

Utilities: All Mains Services (Gas currently disconnected)

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

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

Parking: Allocated off street 1 space

Heating and hot water: Electric Central Heating for both

Construction: Stone Cottage

Listing/Conservation/TPO's: Within conservation area.

Accessibility: Pedestrian Pathway, Level Access.

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Porch

5' 10" x 3' 7" (1.78m x 1.09m)

## Kitchen

13' 7" x 7' 5" (4.14m x 2.26m) inc stairs

## Living Room

13' 5" x 11' 7" (4.09m x 3.53m)

## First Floor Landing

7' 11" x 6' 3" (2.41m x 1.90m) inc stairs

## Bedroom 1

12' 11" x 5' 0" (3.93m x 1.52m)

## Bedroom 2

10' 10" x 8' 1" (3.30m x 2.46m)

## Bathroom

7' 11" x 5' 4" (2.41m x 1.62m)

GROUND FLOOR



1ST FLOOR



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