

# NEWQUAY PROPERTY CENTRE



FORMER COMMERCIAL GARAGE, NOW DETACHED HOME WITH LARGE WORKSHOP ARRANGED AS 2 SEPERATE FLATS. PERFECT FOR CONVERSION INTO LARGE FAMILY HOME OR RETAINED AS HOME AND INCOME. IDEAL FOR MOTOR ENTHUSIAST OR HOME MECHANICS. NO ONWARDS CHAIN. SO MUCH POTENTIAL!



Town Trees Garage, Higher East Street, St.  
Columb, TR9 6RJ

£285,000  
Freehold

our ref: CNN8900

01637 875161



# IN BRIEF...

- Type: House
- Style: Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 2
- EPC: TBC
- Council tax band: A
- MAINS SERVICES: TBC
- RARE OPPORTUNITY IN PRIME LOCATION
- DETACHED FAMILY HOME
- TWO SEPARATE APARTMENTS
- 42FT DETACHED WORKSHOP
- AMPLE OFF-STREET PARKING
- IN NEED OF REFURBISHMENT/REDEVELOPMENT
- VERSATILE FOR VARIOUS BUYERS
- ADDITIONAL SINGLE GARAGE AND STORAGE
- NO ONWARD CHAIN



## OWNERSAYS...

“This was a great business and has been a wonderful home. It’s ready for its next chapter and family.”



## CONSIDER THIS...

WHAT WE LOVE: This is a very unusual property style that will suit so many different types of buyers and no doubt prove to be a very rewarding project.

## MOREDETAIL...

**SUMMARY:** A rare opportunity awaits in the heart of St Columb Major with Towntrees Garage. This former commercial garage, dormant for years, has been transformed into a detached family home featuring two separate apartments. Additionally, it boasts a fully detached 42-foot workshop, previously used for business purposes, and a generous forecourt, perfect for off-street parking. This property is available with no onward chain and presents an exciting redevelopment project suitable for various buyers, from families seeking a spacious detached home to those interested in generating rental income or pursuing hobbies like car mechanics.

Situated on Higher East Street, the property enjoys a central yet slightly secluded location, away from the main high street. The sizable forecourt ensures ample secure off-street parking. The workshop occupies the left side of the plot, with the main dwelling at the rear. The main dwelling, constructed in the late 1980s, offers modern construction methods, despite its current need for renovation.

The lower level features an integral garage and a useful storage area. Separate entrances provide access to both the ground and first-floor apartments. The ground floor apartment, though in need of refurbishment, offers a well-organized layout with an open-plan lounge/kitchen, a double bedroom, and a separate shower suite heated by night storage heaters.

The first-floor apartment, where the family resided, is more extensive and has received partial renovation. From its entrance, there's useful storage and stairs leading to a spacious landing. This apartment comprises two double bedrooms, a spacious lounge, and a partially finished kitchen with white gloss units and Smeg appliances. The bathroom is stripped and ready for a new suite installation, with all plumbing in place. Gas is available on the first floor, allowing for the potential installation of central heating. Windows are a mix of original timber single-glazed and some UPVC double-glazed units.

Within the workshop, you'll find various new UPVC double-glazed units stacked and ready for installation, the inclusion of these within the sale is to be confirmed. The workshop, while older, is solid and features large commercial-grade doors that can accommodate various vehicles, including vans. With a length of just over 42 feet, it offers a vast space for renovation and customisation. This property is a rare and exciting project for its fortunate new owners.



## THELOCATION...

**LOCATION:** 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.

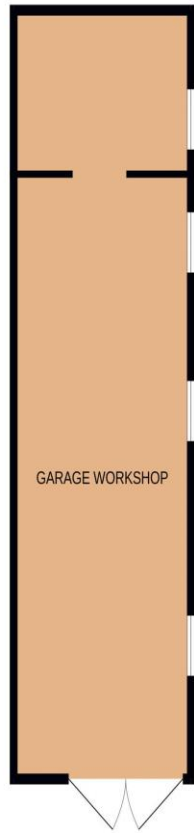
This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging. Nature enthusiasts will relish the proximity to the North Cornish coastline, perfect for surfing, hiking, and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

**WHAT3WORDS:** gent.roosters.rainwater



# 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...

### Ground Floor Apartment

**Open Plan Lounge/Diner/Kitchen**  
18' 8" x 11' 9" (5.69m x 3.58m)

**Bedroom**  
10' 7" x 10' 4" (3.22m x 3.15m)

**Shower Room**  
6' 2" x 5' 7" (1.88m x 1.70m) L-Shaped

### 1st Floor Apartment

**Apartment Entrance**  
11' 7" x 5' 10" (3.53m x 1.78m)

**Kitchen**  
13' 8" x 8' 10" (4.16m x 2.69m)

**Lounge**  
15' 1" x 12' 11" (4.59m x 3.93m)

**Bedroom 1**  
11' 10" x 10' 11" (3.60m x 3.32m)

**Bedroom 2**  
11' 11" x 10' 10" (3.63m x 3.30m)

**Bathroom**  
7' 2" x 5' 5" (2.18m x 1.65m)

**Workshop**  
42' 3" x 13' 7" (12.87m x 4.14m)

**Single Garage**

## MORE INFO...

call: 01637 875 161  
email: info@newquaypropertycentre.co.uk  
web: www.newquaypropertycentre.co.uk

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