



4 Rose Terrace, Newquay

£435,000



**CLIVEPEARCE**

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£435,000

A fine four / five bedroom terraced family house, thought to date from 1840 and presented in excellent decorative order with a wealth of period features intact, contemporary refitted kitchen and surprisingly large garden with storage outbuildings. Super village location close to the highly acclaimed Plume of Feathers pub and ideally positioned for access to Newquay, Truro and the main A30.

# Property Description

## Why You'll Like It

This elegant four bedroom terraced house is a spacious, flexible and characterful family home presented in attractive decorative order blending modern taste with period charm. Thought to date from 1840, the house retains sash style windows which have been remade in keeping with the period and benefits from excellent room proportions with high ceilings and plenty of light. An enclosed front garden makes a lovely introduction and once inside, the hallway is spacious with a matwell and engineered rustic oak style flooring stretching through to the kitchen and dining room. There are many pretty features intact and the ornate plaster arch in the hall is a good example. The living room is beautifully proportioned and benefits from abundant natural light along with a cosy multifuel stove with attractive fireplace / surround. The kitchen and dining room have been connected into a flowing modern space and the kitchen has been refitted with a range of stylish base units with quartz style work surfaces and a 1.5 bowl undermounted sink. There is space for a range cooker, space and plumbing for a dishwasher and space for an under counter fridge. Electric under floor heating in the kitchen adds a touch of luxury and compliments the LPG gas central heating. Heading upstairs, the bannisters are beautifully made and preserved. The family bathroom (up some stairs from the half landing) has an impressive roll top, claw foot bath and an attractive decorative fireplace. The shower is accessed separately and has a thermostatic mixer shower. On the first floor there are three generous bedrooms (two with built-in cupboards) and bedroom one has beautiful painted floorboards. Heading up again, there are two attic rooms. The largest attic room could be used as the main bedroom if wanted and the other one has the flexibility to be a study or bedroom five. Outside by the back door there is a pretty courtyard with an externally accessed laundry room where there is storage space and plumbing for a washing machine. Up some steps, there is a large storage shed and then up some more steps the rear garden is surprisingly long. There are several distinct areas to the garden with a lovely degree of privacy provided by mature trees and plants. Towards the end of the garden there is a very old stone outbuilding along with a timber storage shed.

## Where It Is

Mitchell is a thriving village in the heart of Cornwall. Transport links are excellent with regular buses and the A30 trunk road isn't far away making it ideal for commuting to other parts of the County. There is a gastro pub in the village "The Plume of Feathers" which offers a wide variety of food and drink as well as rooms. There is also a fruit farm and garage. The surfing beaches of the north coast around Newquay are a short drive away and the cathedral city of Truro is approximately 7.5 miles away. There are further village facilities in nearby St. Newlyn East including a convenience shop, further pub and primary school. A delightful village with many fine historic buildings.

## Services And Tenure

The property is freehold and has mains water, mains drainage and mains electricity. LPG gas central heating and electric underfloor heating to the kitchen.

Council tax band C

## Important Information

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GROUND FLOOR  
678 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



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TOTAL FLOOR AREA - 1805 sq.ft. (167.7 sq.m.) approx.

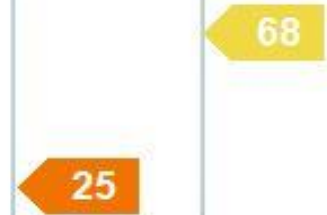
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC



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