

NEWQUAY PROPERTY CENTRE



A GORGEOUS "PICTURE POSTCARD" THATCHED COTAGE IN THE TRANQUIL HAMLET OF TREVAIL JUST OUTSIDE CUBERT. IDYLIC SETTING, STUNNING CHARACTERFUL PROPERTY, 2 DOUBLE BEDROOMS, 2 LIVING ROOMS, SUNNY COURTYARD GARDENS, OFF STREET PARKING AND NO ONGOING CHAIN.



Haven Cottage, Trevail, Cubert, Newquay,
TR8 5HP

£260,000
Freehold

our ref: CNN9817

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 2
- Reception rooms: 2
- Bathrooms: 2
- EPC: E
- Council tax band: C
- MAIN SERVICES: ELECTRIC, WATER & DRAINAGE
- HISTORIC THATCHED COB COTTAGE
- SCENIC POSTCARD-WORTHY SURROUNDS
- GRADE TWO LISTED
- SECLUDED HAMLET NEAR CUBERT
- 17TH CENTURY CHARACTER
- PERFECT HOLIDAY HOME/LET
- PRIVATE DRIVEWAY PARKING
- SUNNY COURTYARD GARDEN
- NO ONWARD CHAIN



OWNERSAYS...

“This has been our beloved home for so many years, the hamlet is gorgeous, and Cubert is fantastic. To us it's been the perfect home in a perfect location.”



CONSIDER THIS...

WHAT WE LOVE: This presents an extraordinary chance to acquire a stunning residence in a tranquil setting, enhanced by the advantage of no ongoing chain - a perfect choice for either a permanent residence or a vacation retreat.

MOREDETAIL...

SUMMARY: Offered with no ongoing chain, this 17th century Thatched Cottage, Built of Cob is completely unique and charming...guaranteed to make you smile as you explore. An entrance with stairs to the first floor guides you into this delightful property.

On the left, you will find a cosy snug, and, on the right, you will be drawn into a second reception room, used by the current owners as the main lounge area.

At the rear, the kitchen is a bright, welcoming space with a range of shaker style units, a Belfast sink and an electric oven and hob.

From the kitchen, a utility room offers access to the rear courtyard. Also, on the ground floor, there's a bathroom with a bath and electric shower over.

Both double bedrooms can be found on the first floor, both with windows to the front with a 'Jack and Jill' shower room between the two rooms.

Externally, at the rear, there is a low maintenance courtyard style garden accessed by a short flight of external steps, which faces southerly and enjoys a sheltered aspect with all day sun.

There is allocated driveway parking for one car at the front, which can be accessed from both the front and rear of the property.



THELOCATION...

LOCATION: Haven Cottage is nestled in the picturesque hamlet of Trevail in postcard worthy surroundings. Just on the outskirts of Cubert Village, this property offers huge potential and is every inch as charming as the village itself. The landscape surrounding Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

This home is within walking distance to the convenience store, the superb and highly regarded Bakery, the Primary School, and the Post Office. Within the village, there is a well-loved pub and just on the outskirts, The Smugglers Den Inn which is renowned locally for offering great quality food in traditional surroundings.

From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay, which is a real hidden gem, is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under 2 miles on foot. This village lies approximately 3 miles southeast of the vibrant town of Newquay which offers a wide range of shops, cafes, and bars.

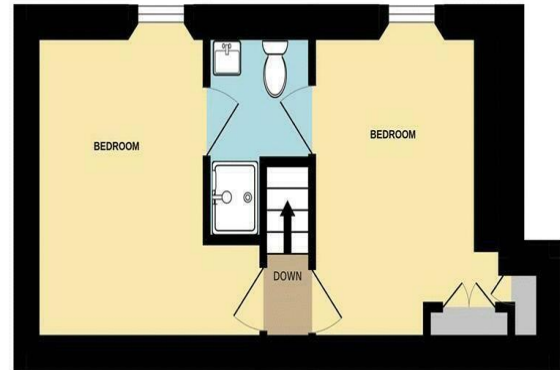


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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THE DIMENSIONS...

Lounge

12' 1" x 8' 7" (3.68m x 2.61m)

Dining Room

11' 8" x 11' 3" (3.55m x 3.43m)

Kitchen

11' 7" x 5' 3" (3.53m x 1.60m)

Utility room

11' 11" x 7' 2" (3.63m x 2.18m)

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Bedroom 1

12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom 2

12' 2" x 12' 1" (3.71m x 3.68m)

Shower Room

5' 2" x 5' 0" (1.57m x 1.52m)

MORE INFO...

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web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.