



**NEWQUAY**  
PROPERTY  
CENTRE



## **13 Council Houses, Carloggas, St. Mawgan, Newquay, Cornwall, TR8 4EF**

FIRST TIME ON MARKET IN OVER 60 YEARS! RARE CHANCE TO BUY A WELL PRICED HOME IN ST MAWGAN. HUGE POTENTIAL FOR SAVVY BUYERS SEEKING PROJECT. TWO DOUBLE BEDROOMS, POTENTIAL TO CONVERT LOFT. EXTENDED LOUNGE, SPACIOUS KITCHEN/DINER, TWO BATHROOMS, GARDENS, COUNTRY VIEWS, AND RESIDENTS PARKING.

**£210,000**  
Freehold

our ref: CNN9990

## KEY FEATURES



2

- TWO DOUBLE BEDROOM HOUSE
- IN NEED OF REFURBISHMENT
- EXCITING OPPORTUNITY
- PERFECT FIRST HOME
- SUPERB INVESTMENT PROPERTY
- LOFT CONVERSION POTENTIAL
- LOVELY COUNTRY VIEWS
- FRONT AND REAR GARDENS
- TWO SHOWER SUITES
- READY TO BUY - NO ONWARD CHAIN



1



2

Energy rating (EPC) **G**

Council tax band: **B**

## SUMMARY

Tucked away in the idyllic village of St. Mawgan, just a short distance from Newquay, lies this charming property eagerly awaiting its next owner.

Boasting a serene setting amidst the Lanherne Valley and alongside the tranquil River Menalhyl, St. Mawgan exudes a timeless appeal. The village is a picture of quaintness, complete with a charming village green, a historic 13th-century church, a well-regarded primary school, a convenient village store/post office, and the welcoming Falcon Inn - a quintessential pub offering hearty meals and a wide array of ales set against a backdrop of lush beer gardens.

Nearby, the family friendly Mawgan Porth beckons with its pristine golden sands and top-quality bathing waters, perfect for leisurely strolls along the Southwest coastal path, offering stunning vistas of the coastal scenery.

Convenience meets accessibility with the presence of Newquay Cornwall Airport, providing easy access to both domestic and international



destinations. Major towns such as Newquay, Wadebridge, Padstow, St. Austell, and the Cathedral City of Truro are within easy reach by car.

This cherished residence, now on the market for the first time in over six decades, presents a rare opportunity for a new beginning. Offering spacious living accommodation including two double bedrooms the property is ripe for renovation!

The property's layout is thoughtfully designed, with a small front porch leading to a welcoming hallway with stairs. The extended living room boasts ample natural light, country views and a cosy corner fireplace, while a separate door leads to the spacious rear kitchen/diner, offering plenty of storage including a traditional pantry. A rear hallway, potentially convertible into a utility room, provides convenient access to the garden. The modern ground floor wet room, with fully tiled walls and anti-slip flooring, offers practicality and style.

Upstairs, there is loft access, offering potential for further expansion, while two generously sized double bedrooms with fitted wardrobes offer comfort and convenience. The largest bedroom enjoys elevated countryside views. The main shower suite is fully fitted. Modern

features include UPVC double glazing, but overall, the property is now in need of updating and refurbishment throughout.

Outside, the front and rear gardens are designed for low maintenance, with a block-built workshop, enclosed patio, and an additional large shed providing ample storage options. Gated access at the rear leads to a large unrestricted, unallocated residents' car park for hassle free parking.

This is a rare opportunity to acquire and renovate a delightful family home in the sought-after village of St. Mawgan. Don't let this chance pass you by, book your viewing today!

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## ADDITIONAL INFO

### ADDITIONAL INFO:

Utilities: TBC

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

Mobile phone: Good on O2. For best network coverage please refer to Ofcom checker

Parking: Residents Carpark

Heating and hot water: Open Fire & Electric Immersion.

Accessibility: Level path to the front, gentle sloped path to rear

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch & Hall

6' 5" x 4' 5" (1.95m x 1.35m)  
plus stairs

## Lounge

17' 4" x 12' 10" (5.28m x 3.91m)

## Kitchen/Diner

16' 3" x 9' 10" (4.95m x 2.99m)

## Rear Porch

7' 3" x 5' 0" (2.21m x 1.52m)

## Wet Room

6' 11" x 4' 7" (2.11m x 1.40m)

## Shower Room

6' 5" x 5' 7" (1.95m x 1.70m)

## Bedroom 1

12' 11" x 9' 9" (3.93m x 2.97m)

## Bedroom 2

9' 10" x 9' 4" (2.99m x 2.84m)

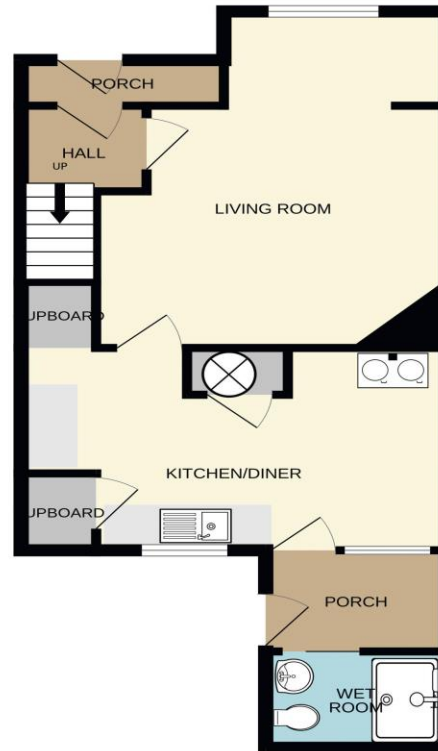
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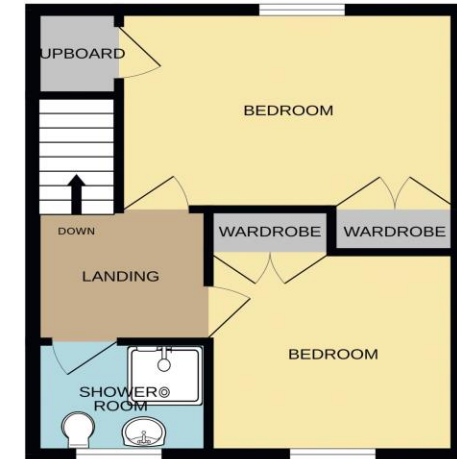
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GROUND FLOOR



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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