



NEWQUAY
PROPERTY
CENTRE



Trevilder, 1, The Butts, St. Newlyn East, Newquay, Cornwall, TR8 5LZ

IS THIS THE BEST HOME IN ST NEWLYN EAST? STUNNING GRADE II LISTED PERIOD HOME ON A LARGE SECLUDED PLOT WITH BEAUTIFUL GARDENS, TUCKED AWAY, YET CLOSE TO THE VILLAGE CENTRE. FOUR BEDROOMS, FOUR RECEPTION ROOMS, MULTIPLE DETACHED OUTBUILDINGS. GORGEOUS STONE DOUBLE FRONTED FACADE. NO CHAIN.

£600,000
Freehold

our ref: CNN10157

KEY FEATURES



4

- GORGEOUS DETACHED PERIOD HOME IN LUSH GARDENS



4

- GRADE II LISTED, FULL OF CHARACTER AND CHARM



2

- SWEEPING GRAVEL DRIVEWAY AND MULTIPLE OUTBUILDINGS

- STUNNING LARGE MATURE GARDENS OFFERING COMPLETE PRIVACY

- FOUR BEDROOMS AND FOUR RECEPTION ROOMS

- TUCKED AWAY, YET CLOSE TO THE VILLAGE CENTRE

- IN OUR OPINION THE FINEST HOME WE'VE EVER SEEN IN THE VILLAGE

- DETACHED DOUBLE CARPORT & COBBLE COURTYARD

- IN NEED OF RENOVATION THOROUGHOUT

- SO MUCH POTENTIAL, DREAM FOREVER HOME!

Energy rating (EPC) **F**

Council tax band: **F**

SUMMARY

Nestled in the heart of St Newlyn East, Trevilder at 1 The Butts stands as a testament to timeless elegance and potential. This exquisite, detached period home, adorned with natural stone and enveloped by verdant trees and hedgerows, offers a serene retreat just moments from the village centre.

Approaching the property, a grand tree-lined gravel driveway unveils a spacious turning area, providing ample off-street parking, while a side driveway leads to a rear courtyard boasting detached outbuildings, including a generous double carport.

Stepping inside, the charm of yesteryear greets you with a light-filled hallway adorned with original Minton-style tiled



flooring. The ground floor boasts four reception rooms, including two symmetrical rooms flanking the hallway, a cozy study, and a spacious main living room to the rear. The kitchen, nestled between two reception rooms, offers potential for customization, while a utility room and ground floor WC add practicality.

Ascending the period stairs to the first floor, light pours in from a bow-topped window, illuminating four bedrooms, one with an ensuite shower, and a generously sized family bathroom. Despite its Grade II listing, the home features modern comforts with oil-fired central heating.

Outside, the sprawling gardens envelop the home, offering a haven of tranquillity and natural beauty. From lush lawns to vibrant blooms, the rear gardens exude charm throughout the seasons, complemented by a picturesque courtyard paved with natural brick cobbles. Detached

outbuildings, including a double carport, add versatility and potential for redevelopment, subject to consents.

In need of renovation, this cherished family home presents a rare opportunity for the discerning buyer to create their dream retreat. With its unrivalled beauty and potential, Trevilder promises a lifetime of cherished memories for its fortunate new owners.

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ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage

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

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

Parking: Large Gravel Drive & Double Carport

Heating and hot water: Oil Central Heating for both.

Listing/Conservation/TPO's: Grade II Listed

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall and Stairs

23' 9" x 5' 5" (7.23m x 1.65m)

Lounge

12' 9" x 10' 9" (3.88m x 3.27m)

2nd Reception Room

12' 2" x 11' 4" (3.71m x 3.45m)

Kitchen/Diner

11' 4" x 9' 4" (3.45m x 2.84m)

Utility/WC

7' 7" x 4' 8" (2.31m x 1.42m)

Study

9' 2" x 8' 10" (2.79m x 2.69m)

Main Living Room

18' 4" x 12' 2" (5.58m x 3.71m)

First Floor Landing

14' 10" x 5' 6" (4.52m x 1.68m)

Max Measurements incl

Stairwell

Bedroom 1

11' 10" x 9' 10" (3.60m x 2.99m)

En-suite

6' 1" x 3' 8" (1.85m x 1.12m) Max

Measurements

Bedroom 2

12' 10" x 8' 10" (3.91m x 2.69m)

plus wardrobes

Bedroom 3

11' 6" x 9' 10" (3.50m x 2.99m) plus

wardrobes

Bedroom 4

9' 4" x 6' 10" (2.84m x 2.08m)

Shower Room

9' 0" x 7' 5" (2.74m x 2.26m)



LIKE TO KNOW MORE?

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