



## Place Cottage, Stanways Road, Newquay, Cornwall, TR7 3HF

AN ABSOLUTELY STUNNING DETACHED BARN CONVERSION IN THE HEART OF ST COLUMB MINOR, TUCKED AWAY ON A PRIVATE PLOT. FAMILY SIZE ACCOMODATION WITH 4 DOUBLE BEDROOMS, BEAUTIFUL GARDENS, LARGE GARAGE, PARKING, AND A WOW FACTOR 33FT OPEN PLAN KITCHEN/DINER. FULL OF MODERN & CHARACTER FEATURES.

£550,000  
Freehold

our ref: CNN5177

## KEY FEATURES



4

- LARGE DETACHED BARN CONVERSION
- 33FT OPEN PLAN KITCHEN/DINER/FAMILY ROOM



2

- NATURAL WOOD FLOORS
- EXPOSED STONE WALLS
- VAULTED CEILINGS WITH EXPOSED BEAMS



1

- ENCLOSED PRIVATE GARDENS
- LARGE DETACHED GARAGE
- SUMMER HOUSE/WORKSHOP
- SHORT WALK TO PORTH BEACH
- CLOSE TO TOP NEWQUAY SCHOOLS

Energy rating (EPC) **D**

Council tax band: **D**

## SUMMARY

Nestled in the picturesque village of St Columb Minor, Place Cottage offers an exquisite blend of historical charm and modern luxury. This stunning, large, detached barn conversion sits on a private plot close to the vibrant village centre. With Porth Beach a short stroll away and some of Newquay's best schools nearby, this home is perfectly positioned for families seeking a blend of tranquillity and convenience.

Place Cottage, extensively refurbished in 2009, features an array of characterful elements such as natural wood floors, exposed stone walls, and beautiful wooden beams. These charming features are complemented by modern comforts, including gas-fired central heating, a bespoke fitted kitchen, and an opulent family bathroom.

The accommodation comprises a traditional oak front door that opens into a large hallway with utility space, rear access, and oak flooring. The ground floor includes a useful WC suite, a cosy yet



spacious living room, and a jaw-dropping 33ft open plan kitchen/diner/family room. This magnificent space boasts dual aspect windows, patio doors, a large island unit, integrated appliances, and a log burner, creating the perfect setting for family gatherings.

Upstairs, you will find four double bedrooms, each offering ample space and natural light. The master bedroom features vaulted ceilings with exposed beams, adding a touch of rustic elegance. The spacious family bathroom includes a walk-in double shower, roll-top bath, wash basin, and WC, all exquisitely fitted to the highest standards.

The exterior of Place Cottage is equally impressive, with enclosed private and sunny front and rear gardens. These gardens back onto school fields and offer picturesque views of the church. The property also includes a large, detached garage, double driveway, and a versatile summer house and workshop, perfect for a variety of uses.

With its blend of historical charm, modern amenities, and prime location, Place Cottage truly ticks all the boxes for a perfect family home. Don't miss the opportunity to own this exceptional property in the heart of St Columb Minor. Contact us today to arrange a viewing and experience the magic of Place Cottage for yourself.

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## ADDITIONAL INFO

Utilities: All Mains Services

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: Large Detached Garage & Parking

Heating and hot water: Gas Central Heating for both

Construction: Stone barn Conversion

Accessibility: Level

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Hall & Stairs

14' 0" x 13' 6" (4.26m x 4.11m) Max measurements

## WC

5' 5" x 4' 0" (1.65m x 1.22m)

## Living Room

14' 0" x 13' 0" (4.26m x 3.96m)

## Open Plan

Lounge/Diner/Kitchen  
33' 4" x 14' 0" (10.15m x 4.26m)

## First Floor Landing

13' 8" x 13' 7" (4.16m x 4.14m) Minimum measurements

## Bathroom

9' 9" x 7' 8" (2.97m x 2.34m)

## Bedroom 1

16' 4" x 13' 2" (4.97m x 4.01m)

## Bedroom 2

13' 8" x 9' 8" (4.16m x 2.94m)

## Bedroom 3

11' 5" x 10' 6" (3.48m x 3.20m)

## Bedroom 4

10' 2" x 9' 10" (3.10m x 2.99m)

## Detached Garage

15' 1" x 14' 7" (4.59m x 4.44m)

## Summer House

11' 7" x 11' 2" (3.53m x 3.40m)

## Workshop

7' 3" x 6' 6" (2.21m x 1.98m)

GROUND FLOOR



1ST FLOOR



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