



12 Fernhill Road, Newquay, Cornwall, TR7 1LE

A CHARACTERFUL PERIOD TOWNHOUSE IN THE HEART OF THE TOWN CENTRE LOCATED ON THE ONE OF CENTRAL NEWQUAY'S MOST DESIRABLE STREETS, BETWEEN FISTRAL AND THE BAY. 3/4 DOUBLE BEDROOMS, 2/3 RECEPTION ROOMS, COURTYARD GARDENS, POTENTIAL FOR PARKING AND INCREDIBLE SEA VIEWS.

£350,000
Freehold

our ref: CNN9629

KEY FEATURES



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- GORGEOUS PERIOD TOWNHOUSE
- LOCATED BETWEEN FISTRAL AND THE TOWN
- HIGHLY DESIRABLE RESIDENTIAL STREET
- 3/4 DOUBLE BEDROOMS
- 2/3 RECEPTION ROOMS
- PRETTY COURTYARDS GARDENS
- STUNNING SEA VIEWS OVER NEWQUAY BAY
- POTENTIAL TO CONVERT THE LOFT SPACE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- POTENTIAL TO CREATE PARKING



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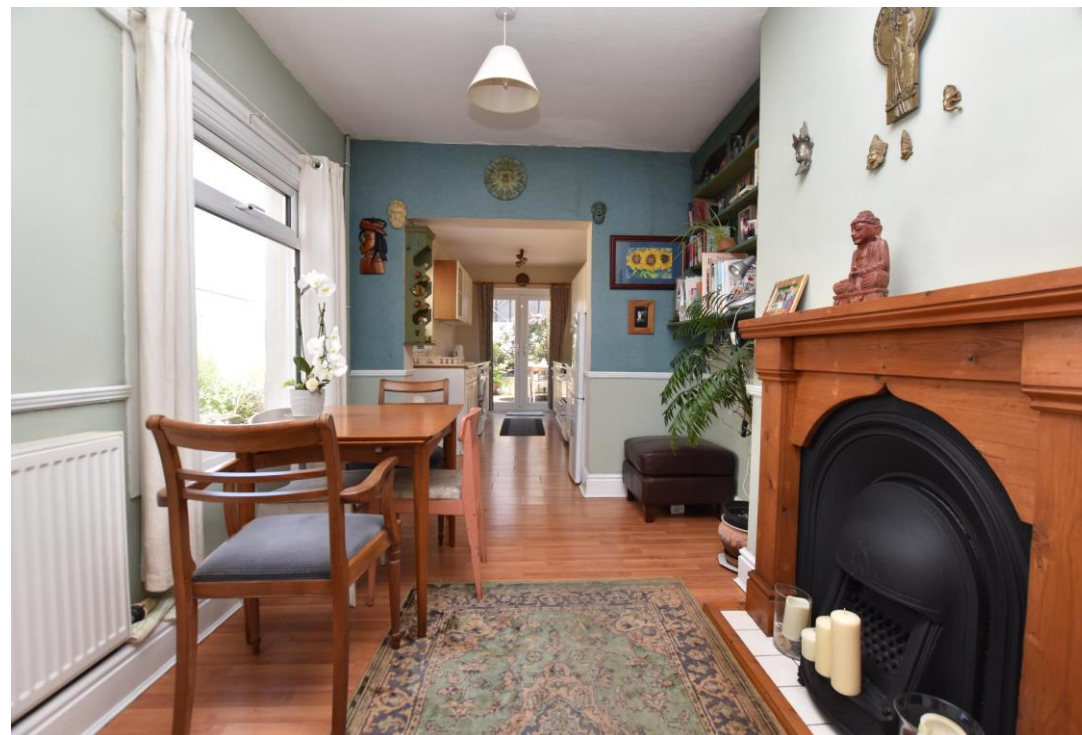
Energy rating (EPC) **D**

Council tax band: **C**

SUMMARY

Nestled in one of central Newquay's most sought-after locations, 12 Fernhill Road is a stunning natural stone period townhouse that perfectly combines charm, character, modern comforts, and potential. Ideally situated between the iconic Fistral Beach and the bustling town centre, this home offers the perfect blend of coastal living and urban convenience.

As you step through the small entrance vestibule, you are greeted by a spacious hallway with useful storage and stairs leading to the first floor. The delightful bay-fronted living room features a charming window seat and an open fireplace, providing a cosy and inviting atmosphere. Additionally, there is a versatile secondary reception room that is currently used as a fourth bedroom. Towards the rear, a third reception area serves as a lovely dining room and opens to the kitchen, creating a fantastic sociable space, flooded with natural light from dual aspect windows and patio



doors leading to the garden. The kitchen is well-appointed with cream units and a double oven.

On the first floor, the traditional split-level landing leads to three double bedrooms. Two of these bedrooms face the rear and offer stunning sea views over Newquay Bay, with the potential to create a first-floor sun terrace to further enhance the outdoor space and views. The largest front bedroom features a charming bay window. Completing the first floor is a family bathroom with a shower over the bath and a separate WC suite. There is also scope to convert the loft space if additional accommodation is needed.

Outside, the property boasts pretty, easy-maintenance courtyard gardens with a block shed and rear access. There is further potential to create off-street parking if desired, although unrestricted street parking and local parking permits are available nearby.

Overall, 12 Fernhill Road is a fantastic example of a coastal townhouse in central Newquay, offering a unique blend of period charm and modern living in a prime location.

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Potential to create & Local Parking Permits available.

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Vestibule

3' 5" x 3' 5" (1.04m x 1.04m)

Hall

14' 8" x 5' 4" (4.47m x 1.62m) Max Measurements inc Stairs

Living Room

9' 10" x 12' 3" (2.99m x 3.73m)

Dining Room/Bedroom

10' 0" x 11' 9" (3.05m x 3.58m)

Dining Room

14' 7" x 8' 4" (4.44m x 2.54m)

Kitchen

14' 0" x 7' 3" (4.26m x 2.21m)

Bedroom 2

8' 7" x 8' 5" (2.61m x 2.56m)

WC

Bedroom 3

10' 4" x 9' 10" (3.15m x 2.99m)

Bedroom 4

14' 5" x 10' 3" (4.39m x 3.12m)

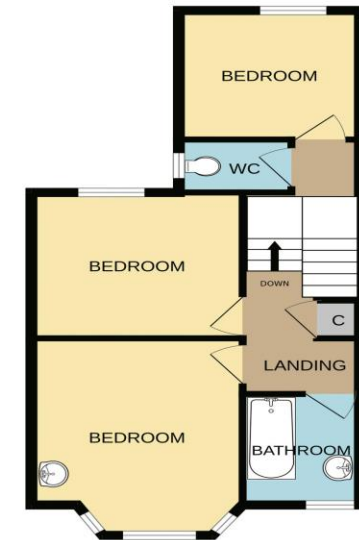
Family Bathroom

7' 2" x 5' 4" (2.18m x 1.62m)

GROUND FLOOR



1ST FLOOR



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