



## 8 Chapel Hill, Newquay, Cornwall, TR7 1ND

A STUNNING END TERRACE PERIOD COTTAGE IN THE HEART OF NEWQUAY TOWN BOASTING WOW FACTOR OPEN PLAN LOUNGE/DINER, TWO DOUBLE BEDROOMS, LARGE SUNNY GARDEN AND OFF STREET PARKING .CHAIN FREE!

£315,000  
Freehold

our ref: CNN8767

## KEY FEATURES



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- IMMACULATEDLY PRESENTED
- OFF STREET PARKING
- SUCCESSFUL HOLIDAY LET
- TWO DOUBLE BEDROOMS
- BEAUTIFUL SUNNY GARDEN
- OUTSIDE SHOWER
- OPEN PLAN LOUNGE/DINER
- IDEAL STARTER HOME
- CHARACTER COTTAGE
- CLOSE TO AMENITIES

Energy rating (EPC) TBC

Council tax band: Non Domestic Rates

## SUMMARY

Nestled in the heart of Newquay town centre on a tranquil back street, this late 19th-century two-bedroom character cottage is a rare gem that combines historical charm with modern comfort. The property offers spacious accommodation, featuring original period details that add to its unique appeal. It also benefits from off-street parking and a generously sized, low-maintenance, sunny rear garden, making it a perfect retreat in this vibrant coastal town.

Currently utilized as a successful holiday let, this picturesque stone cottage must be seen to be truly appreciated. The blend of original features and modern amenities creates a warm and inviting atmosphere, lovingly maintained by the current owners over the years. The ground floor begins with a small entrance porch that opens into a large, open-plan lounge and dining room. This area is flooded with natural light, creating an incredibly spacious environment that serves as the heart of the home. It is an ideal space for entertaining, seamlessly accommodating modern family life with its ample room for gatherings and activities.



The kitchen, accessible from the main living area, is well-proportioned and equipped with a range of under-counter units, providing plenty of storage and workspace. There is also space for white goods, ensuring the kitchen meets the practical needs of any household. The kitchen offers direct access to the rear garden, enhancing the flow of indoor-outdoor living.

On the first floor, there are two generously sized double bedrooms, both finished to a high standard. Each room offers ample space for a variety of bedroom furniture, ensuring comfort and flexibility in use. The family bathroom has been recently refurbished to include a modern double walk-in shower, an inbuilt toilet, a sink with a vanity unit, and it benefits from natural light streaming through a large window, creating a bright and airy atmosphere.

The rear of the property reveals a surprisingly large, low-maintenance garden, a rare find in the town centre. This outdoor space includes an outdoor shower, perfect for rinsing off after a day at the nearby beaches. The garden also features slate paving slabs, established flower beds, a storage shed, and ample space for various garden furniture, making it an ideal spot for relaxation and outdoor dining. Additionally, there is back access from the garden to a neighbouring road, providing convenient rear entry.

As a successful holiday let, we have been advised by the owners, the property currently generates approximately £25,000 per annum, with the potential for increased earnings. This income, coupled with the cottage's impeccable condition and prime location, makes it an attractive investment opportunity. Whether you are a first-time buyer or an investor looking for a charming, chain-free property in the heart of Newquay, this characterful cottage offers a perfect blend of historical appeal and modern convenience.

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## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: 1 x space on Driveway

Heating and hot water: Gas Central Heating for both

Accessibility: Sloped Driveway

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance

## Lounge/Diner

21' 4" x 15' 2" (6.50m x 4.62m)

## Kitchen

13' 0" x 7' 7" (3.96m x 2.31m)

## Bedroom 1

14' 2" x 10' 2" (4.31m x 3.10m)

## Bedroom 2

11' 1" x 8' 7" (3.38m x 2.61m)

## Shower Room

7' 9" x 4' 9" (2.36m x 1.45m)

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



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TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.  
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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