



## 11 Trenance Road, Newquay, Cornwall, TR7 2LT

ELEGANT TOWN HOUSE IN CENTRAL NEWQUAY! A STUNNING PERIOD HOME CLOSE TO THE TOWN AND BEACHES, BEAUTIFULLY MAINTAINED IN A MODERN, YET SYMPATHETIC STYLE. THREE BEDROOMS, LARGE LOFT ROOM, TWO RECEPTION ROOMS, GORGEOUS KITCHEN, SUMPTUOUS BATHROOM, SUNNY GARDENS AND OFF-STREET PARKING.

£400,000  
Freehold

our ref: CNN9097

## KEY FEATURES



3

- STUNNING COASTAL TOWNHOUSE IN CENTRAL NEWQUAY



2

- DECEPTIVE THREE STOREY ACCOMMODATION



1

- THREE BEDROOMS PLUS LARGE LOFT ROOM

- TWO FLEXIBLE RECEPTION ROOMS

- BEAUTIFUL KITCHEN/BREAKFAST ROOM

- PRACTICAL UTILITY ROOM AND GROUND FLOOR WC

- SYMPATHETICALLY REFURBISHED AND IMMACULATELY MAINTAINED

- CLOSE TO THE TOWN, BEACHES, TRENANCE PARK AND SCHOOL

- SPACIOUS PATIO GARDEN WITH SEA VIEWS

- OFF STREET PARKING FOR TWO

Energy rating (EPC) **E**

Council tax band: **C**

## SUMMARY

Discover the perfect blend of coastal living and period charm at 11 Trenance Road, a stunning property nestled in the heart of Newquay. This home is ideal for buyers seeking a vibrant coastal lifestyle, with the bustling town centre and the picturesque Newquay Bay just a short stroll away. Imagine having a different beach on your doorstep for every day of the week!

Lovingly maintained and extensively updated over three decades by the current owners, this home has been their “perfect family home” and is now on the market as they look to downsize. The journey begins at the smart composite front door, leading into a charming vestibule and then a larger hallway adorned with wood effect flooring and period-profile stairs.

The front aspect living room exudes elegance and comfort, featuring tasteful décor, a cosy log burner, and a large box bay window that fills the space with natural light. The beautifully refitted kitchen boasts light grey shaker units, a sociable island/breakfast bar, a range oven with overhead



extractor, dishwasher, and under-counter fridge. Beyond the kitchen, a flexible second reception room serves as a lovely formal dining area or can be adapted for various uses, leading to a spacious utility room and a practical WC suite.

The first-floor split-level landing, a period highlight, includes a spiral staircase to the second floor. The first-floor hosts three bedrooms, the largest mirroring the living room’s box bay window, and the second bedroom featuring an original cast iron fireplace. The family bathroom is a spacious relaxation haven with a roll-top bath, large double shower, and beautiful fittings.

The second floor reveals a large loft room with exposed beams, sloping ceilings with a Velux window, and ample storage space. The home effortlessly blends period charm with modern comforts, including gas-fired central heating and UPVC double glazing throughout.

Outside, the larger-than-average garden is designed in a low-maintenance patio style. With distant sea views over the bay and perfect for sunbathing, alfresco dining, or simply unwinding with a cold drink, the garden is also safe and enclosed for children to play. A rear gate leads to a hard standing area providing off-street parking for two cars. Such a



combination of garden space and parking is a rare find in central Newquay. Whether you seek a cherished home, a weekend retreat, or a lucrative investment, 11 Trenance Road offers it all. Embrace the coastal lifestyle and make this beautiful period home your own.

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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: Off Street Parking x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Sloped approached, with level plot

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Vestibule

3' 6" x 3' 3" (1.07m x 0.99m)

## Hall

16' 9" x 5' 10" (5.10m x 1.78m) Maximum Measurements Inc Stairs

## Lounge

14' 2" x 12' 2" (4.31m x 3.71m) into box bay

## Kitchen/Breakfast Room

11' 2" x 9' 11" (3.40m x 3.02m)

## Dining Room

13' 0" x 8' 0" (3.96m x 2.44m)

## Utility room

9' 8" x 9' 4" (2.94m x 2.84m)

## WC

4' 2" x 2' 6" (1.27m x 0.76m)

## First Floor

### Bath/Shower Room

9' 11" x 8' 11" (3.02m x 2.72m)

### Bedroom 1

14' 5" x 10' 0" (4.39m x 3.05m) Maximum Measurements into Bay

### Bedroom 2

10' 10" x 10' 1" (3.30m x 3.07m)

### Bedroom 3

8' 2" x 6' 0" (2.49m x 1.83m)

### Loft Room

18' 4" x 16' 5" (5.58m x 5.00m) Maximum Measurements- Sloping Velux

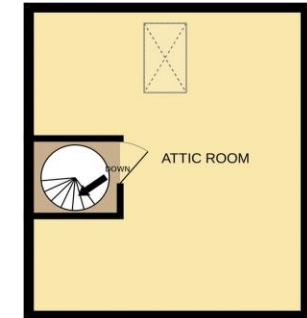
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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