



5 The Old Chapel , Station Road, St. Newlyn East, Newquay, Cornwall, TR8 5NZ

AN IMMACULATE GROUND FLOOR MAISONETTE WITHIN THE STUNNING OLD CHAPEL DEVELOPMENT, LOCATED IN THE HEART OF ST NEWLYN EAST WITH OPEN PLAN KITCHEN/DINER/LOUNGE, TWO DOUBLE BEDROOMS, PERIOD FEATURES AND ALLOCATED OFF STREET PARKING.

£199,950
Leasehold

our ref: CNN10312

KEY FEATURES



2

- CHARMING CHAPEL CONVERSION
- IMMACULATE 2 BEDROOM MAISONETTE
- STUNNING PERIOD FEATURES
- OPEN PLAN LIVING
- ALLOCATED PARKING
- POPULAR VILLAGE LOCATION
- ELECTRIC CENTRAL HEATING
- MODERN KITCHEN
- IDEAL HOME OR INVESTMENT
- CLOSE TO AMENITIES



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Energy rating (EPC) **D**

Council tax band: **B**

SUMMARY

St Newlyn East (Cornish: Eglosniwlin) is an idyllic country Cornish village approximately 3 miles South of the bustling coastal town of Newquay. The most recent census listed the population at 1940, meaning it enjoys a quieter pace of life to that of its large neighbour Newquay. Named after the patron saint of the church, St Newlina, The beautiful Church sits proudly in the heart of the village and dates back to Norman times.

There's a brilliant range of daily amenities including highly regarded independent butchers, traditional village pub, local convenience store as well as an Ofsted "good" rated primary school and a well-equipped local park that is directly opposite from this property.

The stunning Holywell Bay beach is a few minutes away in the car. A huge expanse of golden sand backed by grass tufted dunes; a perfect example of the North coast's highly regarded. Large enough for everyone to find their space and enjoy whatever comes naturally. Go body boarding in the water, storm watch in winter or stroll across the sands with the dog, Holywell is also an ideal place to just sit on the beach and read a good book while the kids play in the stream or enjoy the waves.

St Newlyn East is definitely one of Newquay's most popular surrounding villages and it easy to see why. Just the most perfect place to call home!

Number 5, The Old Chapel, St Newlyn East, is a captivating two double-bedroom maisonette, nestled within a charming chapel conversion in the heart of the village. This



stunning home is a beautiful blend of period English architecture and modern comforts, offering a unique opportunity for stylish living in a sought-after village setting.

Originally constructed in the late 19th century and thoughtfully converted in 2002, this development perfectly balances historic charm with contemporary features. Upon entering, you are welcomed by a cozy inner entrance porch, ideal for storing coats and shoes. The heart of the home is the expansive open-plan lounge, kitchen, and dining area, spanning approximately 32 feet. This space is perfect for entertaining or relaxing, with an abundance of natural light pouring in through the period lead-lined windows, adding to the room's historic ambiance.

The kitchen is both stylish and functional, with modern grey high-gloss units, stone-effect worktops, stainless steel appliances, and tiled splashbacks. Cleverly designed glass double doors allow the kitchen to be integrated into the main living space or separated for more intimate cooking experiences.

Ascending to the first floor, you'll find two generously sized double bedrooms. Both rooms offer ample space for furniture, with the second bedroom featuring a built-in wardrobe for additional storage. The family bathroom is tastefully designed to complement the property's period features, complete with a walk-in shower, a white bathroom suite, and an airing cupboard.

Lovingly maintained and used as a private holiday home, Number 5 has been kept in immaculate condition. Recent upgrades, such as electric central heating, have been installed for added comfort. Whether you're seeking a private holiday retreat, a residential home, or a holiday let investment, this property is the perfect blend of original charm and modern living.

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THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2002

Ground rent: £100 per year.

Service charge & Info: £100pcm

Freeholder: Fairfield Rents Ltd

Management Company: RTM Old Chapel, St Newlyn East

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, prior consent needed.

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

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

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

Parking: 1 x Allocated Space

Heating and hot water: Electric for both

Construction: Stone

Accessibility: Level Entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

Open Plan Lounge/Diner

20' 1" x 13' 0" (6.12m x 3.96m)

Kitchen

14' 1" x 12' 0" (4.29m x 3.65m) Max Measurements

Bedroom 1

14' 0" x 11' 0" (4.26m x 3.35m) Max Measurements

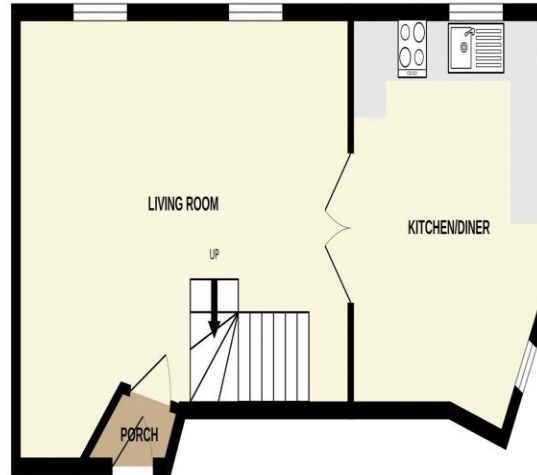
Bedroom 2

11' 1" x 10' 1" (3.38m x 3.07m)

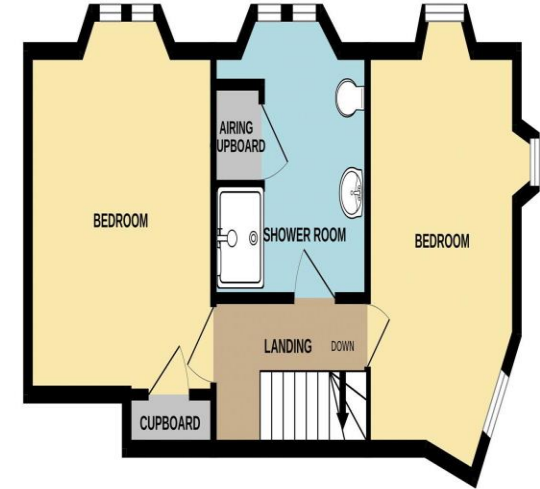
Bathroom

9' 1" x 8' 0" (2.77m x 2.44m)

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



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TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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