



## **20 Church Street, Newquay, Cornwall, TR7 3ET**

AN IMMACULATELY PRESENTED ONE DOUBLE BEDROOM CHARACTER COTTAGE WITH OPEN PLAN KITCHEN DINER LOUNGE AND OFF STREET PARKING CLOSE TO TOWN AND BEACHES, CHAIN FREE!

**£199,950**  
Freehold

our ref: CNN10515

## KEY FEATURES



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- DETACHED
- FREEHOLD
- OFF STREET PARKING
- MEZZANINE BEDROOM
- CLOSE TO AMENITIES AND BEACHES
- CHAIN FREE
- IDEAL INVESTMENT
- ELECTRIC HEATING
- OPEN PLAN KITCHEN/DINER/LOUNGE
- WELL PRESENTED



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Energy rating (EPC) **D**

Council tax band: **A**

## SUMMARY

Bramble Cottage, located on Church Street in St Columb Minor, sits on the outskirts of Newquay, a thriving coastal town in Cornwall known for its stunning beaches and surfing scene. With excellent transport links and convenient access to the town centre, the property offers an ideal balance of peaceful living and proximity to local amenities, making it a desirable spot for first-time homeowners or investors alike.

The cottage itself is fully detached, featuring a charming stone façade that gives it significant curb appeal. It's quiet, tucked-away location provides a serene living environment, while still being close to Newquay's many attractions. One of the standout features is the off-street parking space, a valuable asset given its location near the coast.

Upon entering through the olive-green front door, you are welcomed into a spacious open-plan lounge, kitchen, and dining



area. This area serves as the heart of the home, perfect for entertaining or daily living. The vaulted ceilings enhance the sense of openness, while modern downlighting adds a contemporary touch, blending seamlessly with the cottage's character.

The kitchen, arranged in an L-shape, includes ample storage with under-counter units, a built-in oven and hob, and space for essential white goods. Though compact, it comfortably accommodates a small dining area, providing a functional yet cosy space for meals.

On the ground floor, the shower room is finished with a white suite and features a shower cubicle with an electric shower. A window in the room floods the space with natural light, creating a bright and airy atmosphere.

The first-floor mezzanine level houses the bedroom, a spacious and inviting double room. With a vaulted ceiling that adds to the sense of space, this room is both functional and charming. There is plenty of space for bedroom furniture, while eaves



storage offers additional flexibility. A high-level window enhances the character of the room, allowing natural light to filter in.

Sold chain-free, Bramble Cottage offers significant appeal as a starter home, a holiday getaway, or a potential investment. Its combination of character features, practical layout, and ideal location near Newquay's beaches and town centre make it a versatile and attractive property for a range of buyers.

FIND ME USING WHAT3WORDS: Easy.loaf.tributes



## ADDITIONAL INFO

Utilities: Electric, Water, Drainage

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

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

Parking: Off road parking to the front x 1

Heating and hot water: Electric for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Lounge/Kitchen/Diner

19' 6" x 14' 7" (5.94m x 4.44m)

## Bathroom

5' 8" x 5' 8" (1.73m x 1.73m)

## Bedroom

12' 4" x 9' 7" (3.76m x 2.92m)

GROUND FLOOR



1ST FLOOR



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