



7 Parkenbutts, Newquay, Cornwall, TR7 3HE

AN AESTHETICALLY STRIKING SEMI-DETACHED PERIOD TOWNHOUSE LOCATED IN THE HEART OF ST COLUMB MINOR, CLOSE TO PARKS, SCHOOLS, DAILY AMENITIES AND JUST A SHORT WALK FROM PORTH BEACH. LARGE AND FLEXIBLE FAMILY HOME WITH 5 BEDROOMS, COURTYARD GARDENS AND FAR-REACHING OPEN COUNTRY VIEWS. NO CHAIN.

£379,950
Freehold

our ref: CNN10217

KEY FEATURES



5

- STRIKING THREE STOREY PERIOD TOWNHOUSE
- DESIRABLE SEMI-DETACHED DESIGN
- FLEXIBLE WITH 5 BEDROOMS IN TOTAL
- SCOPE TO RECONFIGURE AND CUSTOMISE
- FULL OF CHARACTER AND MODERN COMFORTS
- SOUGHT AFTER ROAD IN CHARMING VILLAGE
- SHORT AND PLEASANT WALK TO PORTH BEACH
- WELCOMING COMMUNITY WITH GREAT AMENITIES
- COURTYARD GARDENS WITH OPEN FIELD VIEWS
- UNRESTRICTED STREET PARKING RIGHT IN FRONT



1



2

Energy rating (EPC) **E**

Council tax band: **C**

SUMMARY

Welcome to 7 Parkenbutts, a stunning natural stone period townhouse in the heart of St Columb Minor, a charming village located just two miles from the vibrant town of Newquay. Steeped in history and community spirit, St Columb Minor offers a perfect blend of tranquillity and convenience, with its 15th-century church, traditional English pub, well-equipped local park, and top-rated schools, all within walking distance. For beach lovers, the golden sands of Porth Beach are just a short, pleasant stroll away.

Parkenbutts is one of the most picturesque roads in the village, tucked away from traffic and backing onto open fields, providing a peaceful yet accessible location to call home. Number 7 is a fine example of period charm and modern comfort, offering flexible three-storey accommodation with 5 bedrooms and the potential to reconfigure the ground floor for even greater versatility.

The striking stone exterior beckons you into a warm and inviting space. Inside, a small, tiled vestibule leads to the main hallway with stairs and storage. The traditional bay-fronted living room, with its wood-style floors and ornate fireplace, is perfect for relaxing or entertaining. Double doors



lead through to the modern kitchen, featuring gloss cream units, walnut-style worktops, and some integrated appliances. Beyond the kitchen, an outer hall provides access to the garden and leads to an ensuite ground-floor bedroom- ideal for guests, relatives, or a potential second family living space if reconfigured.

The first-floor hosts two generous double bedrooms, one with a charming bay window and the other with serene country views. A stylish, fully tiled bathroom features a large double shower suite now in place of the bath. The second floor offers two further bedrooms, or the opportunity to create a magnificent top-floor master suite with straightforward non-structural alternations. With UPVC double glazing and gas-fired central heating throughout, this home is as comfortable as it is beautiful. Outside, the small yet practical rear courtyard garden offers a relaxing space for summer BBQs, with uninterrupted views over the adjoining fields.

Unrestricted street parking is available, with considerate neighbours ensuring space in front of one another's home as best as possible.

Whether you're looking for a full-time family residence or a weekend retreat, 7 Parkenbutts offers a unique opportunity to experience the best of village and coastal living in one of

Newquay's most desirable locations. Don't miss the chance to make this extraordinary property your own.

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ADDITIONAL INFO

Utilities: All mains services

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

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

Parking: On street

Heating and hot water: Gas central heating for both

Accessibility: Ramped to front door

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

15' 0" x 5' 2" (4.57m x 1.57m)

Lounge

14' 1" x 11' 9" (4.29m x 3.58m)

Kitchen

10' 7" x 9' 7" (3.22m x 2.92m)

Ground floor bedroom

12' 7" x 7' 4" (3.83m x 2.23m)

En Suite

10' 7" x 9' 7" (3.22m x 2.92m)

First Floor Landing

Bedroom One

14' 7" x 9' 1" (4.44m x 2.77m)

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)

Shower Room

7' 3" x 6' 4" (2.21m x 1.93m)

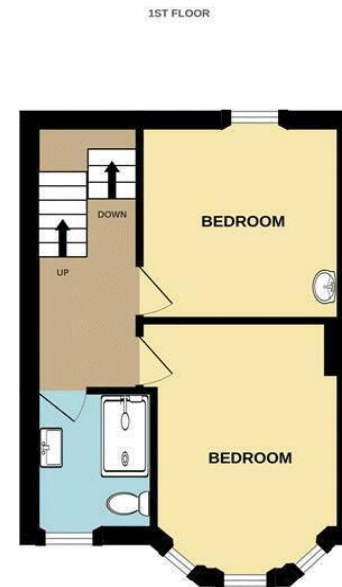
Second floor landing

Bedroom Three

11' 8" x 8' 5" (3.55m x 2.56m)

Bedroom Four

9' 4" x 7' 0" (2.84m x 2.13m)



Measurements are approximate. Not to scale. Illustrative purposes only.
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