



37 St Georges Road, Newquay, Cornwall, TR7 1RD

A LARGE THREE STOREY PERIOD TOWNHOUSE WITH STUNNING FAR-REACHING SEA VIEWS OVER NEWQUAY BAY! 5 BEDROOMS, 3 RECEPTION ROOMS, WEST FACING COURTYARD AND POTENTIAL TO CREATE OFF STREET PARKING. ALL JUST A STONE'S THROW FROM THE TOWN CENTRE AND MANY POPULAR BEACHES.

£395,000
Freehold

our ref: CNN10495

KEY FEATURES



5

- PANORAMIC VIEWS OF NEWQUAY BAY AND COASTLINE



3

- FIVE SPACIOUS BEDROOMS OVER THREE FLOORS
- WALKING DISTANCE TO BEACHES AND AMENITIES



2

- LARGE BAY WINDOWS WITH STUNNING SEA VIEWS
- THREE VERSATILE RECEPTION ROOMS
- WEST-FACING SUNNY COURTYARD GARDEN

Energy rating (EPC) **D**

Council tax band: **C**

- PERIOD FEATURES WITH MODERN UPGRADE POTENTIAL
- RECENTLY INSTALLED WORCESTER COMBI BOILER
- POTENTIAL FOR OFF-STREET PARKING
- FANTASTIC CENTRAL LOCATION IN NEWQUAY

SUMMARY

Welcome to 37 St Georges Road, a rare opportunity to acquire a spacious, character-filled family home in one of Newquay's most sought-after locations. Nestled on a picturesque, tree-lined street just a stone's throw from the bustling town centre, this charming property offers the perfect blend of coastal living and convenient access to Newquay's vibrant lifestyle.

Situated at the elevated top end of St Georges Road, this home enjoys breathtaking views over Newquay Bay and along the stunning North Cornish coastline, stretching as far as Trevoze Lighthouse on a clear day. With several beaches and the town's array of High Street amenities just a few minutes' walk away, No.37 is ideally positioned for exploring all Newquay has to offer.

Offered for sale for the first time in almost 40 years, this much-loved family home is now ready for its next chapter. Spanning three floors, the property boasts five generous bedrooms, three versatile



reception rooms, and stunning sea views from multiple vantage points. Perfect for large families, this spacious home offers ample living space with the potential to further enhance and modernize to suit your style.

Upon entering, you're welcomed into a traditional vestibule with period tiles, leading to a hallway with fitted understairs storage. The light-filled front living room features a large bay window, offering the first glimpses of the magnificent views, while the adjacent second reception room presents flexible space, ideal for a home office, sixth bedroom, or even an open-plan extension. A formal dining room at the rear provides access to a bright, functional kitchen with dual-aspect windows and garden access.

Upstairs, the first floor boasts three double bedrooms, including a master with a bay window and en-suite bath, perfectly positioned to take in the stunning coastal views. A family shower room and additional WC complete this level. The second floor offers two further bedrooms, with the upper-level views being truly spectacular.

The home features UPVC double glazing and a recently installed Worcester combi boiler, providing gas-fired central heating. Outside, the west-facing courtyard garden is a sunny retreat, perfect for al fresco dining or relaxing. With potential to create off-street parking by removing the existing shed, this space offers versatility and convenience.

No. 37 St Georges Road is a wonderful opportunity to secure a family home in a fantastic central location, offering stunning views, generous living space, and endless potential to make it your own. Don't miss your chance to enjoy the best of coastal living in beautiful Newquay!

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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: None currently, but potential to create rear drive with parking for 2.

Heating and hot water: Gas Central Heating for both

Accessibility: Steps to entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway & Stairs

20' 5" x 5' 6" (6.22m x 1.68m) max

Living Room

14' 6" x 12' 0" (4.42m x 3.65m) max

Reception Room 2

11' 6" x 9' 8" (3.50m x 2.94m)

Dining Room/Reception Room 3

12' 1" x 7' 2" (3.68m x 2.18m)

Kitchen

14' 3" x 9' 0" (4.34m x 2.74m)

First Floor Landing

Bedroom 3

9' 0" x 8' 8" (2.74m x 2.64m)

Shower Room

5' 4" x 5' 1" (1.62m x 1.55m)

W/C

5' 7" x 2' 9" (1.70m x 0.84m)

Bedroom 2

11' 6" x 9' 7" (3.50m x 2.92m) max

Bedroom 1

14' 3" x 9' 10" (4.34m x 2.99m)

Ensuite Bathroom

Second Floor

Bedroom 5

9' 7" x 7' 8" (2.92m x 2.34m)

Bedroom 4

15' 7" x 7' 8" (4.75m x 2.34m)

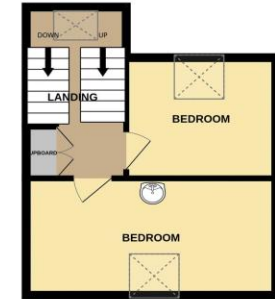
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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