



## 4 Golf Terrace, Newquay, Cornwall, TR7 1NL

A KEENLY PRICED INVESTMENT OPPORTUNITY NEXT TO NEWQUAY GOLF COURSE, A SHORT DISTANCE FROM FISTRAL BEACH AND CLOSE TO THE TOWN CENTRE. FOUR SELF-CONTAINED ONE BEDROOM FLATS PROVIDING A SOLID BUY TO LET RETURN WITH POTENTIAL TO CONVERT BACK TO A THREE STOREY FAMILY HOME – NO CHAIN.

£320,000  
Freehold

our ref: CNN10668

# KEY FEATURES



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Energy rating (EPC)

**D, D, C, D**

Council tax band:

**A**

- VICTORIAN DOUBLE-FRONTED TERRACE WITH PERIOD CHARM
- CONVERTED INTO FOUR SELF-CONTAINED ONE-BEDROOM FLATS
- CERTIFICATE OF LAWFULNESS FOR THE CONVERSION
- OPTION TO RECONVERT INTO A FAMILY HOME
- FRONT WINDOWS WITH SEA AND GOLF COURSE VIEWS
- SOUTH-FACING WALLED COURTYARD GARDEN ACCESSIBLE FROM FLAT
- QUIET SIDE STREET NEAR FISTRAL BEACH AND TOWN CENTRE
- GAS-FIRED CENTRAL HEATING THROUGHOUT THE BUILDING
- UNRESTRICTED STREET PARKING ON GOLF TERRACE
- NO ONWARD CHAIN; READY FOR IMMEDIATE PURCHASE

## SUMMARY

Situated on one of Newquay's most desirable side streets, 4 Golf Terrace is a stunning Victorian double-fronted terrace house offering a unique combination of charm, investment potential, and an enviable location. Just steps away from Newquay Golf Course and a short walk to the world-renowned Fistral Beach, this property provides peaceful living while being conveniently close to the town's vibrant centre.

Currently configured as a block of four self-contained one-bedroom flats, the property has been converted with a certificate of lawfulness and presents a fantastic opportunity for buy-to-let investors. The ground floor features a one-bedroom studio apartment and a generously sized one-bedroom flat, the latter enjoying private access to a delightful south-facing walled courtyard garden. On the first floor, there is another spacious one-bedroom flat and a unique two-storey one-bedroom studio



maisonette, all with front-facing windows offering charming sideways views of the golf course and Fistral Beach. Each flat is fully self-contained with its own kitchen and shower suite, and the entire building benefits from gas-fired central heating.

For families, this property holds exciting potential to be converted back into a spacious three-storey family home, creating a blend of period character and modern coastal living. With unrestricted street parking available on Golf Terrace and the option to purchase permits for nearby council-owned car parks, practicality is well catered for.

Set in a quiet yet central location, 4 Golf Terrace is a rare find in Newquay. It is being sold with no onward chain, making it an ideal choice for serious investors or families looking for a project. This exceptional property is available purely due to retirement-seize the opportunity to make it your own.

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## ADDITIONAL INFO

Tenure: Freehold

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 Parking Only

Heating and hot water: Gas Central Heating for both

Building safety: Requires improvement

Planning: Certificate of lawfulness for conversion to flats

Accessibility: Ground, First & Second Floor Flats with stairs

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## FLAT 1- Living/Bedroom

15' 10" x 9' 4" (4.82m x 2.84m) Max into Bay Window

## Kitchen

11' 1" x 4' 10" (3.38m x 1.47m)

## Shower Room

7' 9" x 4' 10" (2.36m x 1.47m)

## FLAT 2- Living Room

11' 10" x 8' 7" (3.60m x 2.61m)

## Kitchen/Diner

17' 8" x 9' 0" (5.38m x 2.74m)

## WC

10' 3" x 3' 2" (3.12m x 0.96m)

## Shower Area

5' 10" x 2' 7" (1.78m x 0.79m)

## Bedroom

12' 3" x 9' 2" (3.73m x 2.79m)  
Max into Bay Window

## South Facing Walled Garden

## FLAT 3: Open Plan Lounge/Diner

15' 11" x 11' 10" (4.85m x 3.60m)  
Max into Bay Window

## Bedroom

13' 1" x 10' 4" (3.98m x 3.15m)  
Max into Bay Window

## Shower Room

10' 3" x 4' 10" (3.12m x 1.47m)

## FLAT 4: Kitchen

9' 11" x 8' 3" (3.02m x 2.51m)  
Max into Bay

## Open Living Room/Bedroom

20' 1" x 16' 4" (6.12m x 4.97m)  
Max into L shape

## Shower Room

7' 4" x 5' 7" (2.23m x 1.70m)

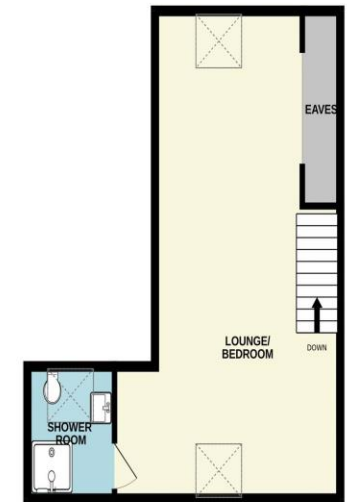
GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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