



## 45 Church Street, Newquay, Cornwall, TR7 3ES

A GORGEOUS FOUR BEDROOM FAMILY HOME IN THE INCREDIBLY DESIRABLE LOCATION OF ST COLUMB MINOR. BEAUTIFULLY MAINTAINED AND UPDATED SYMPATHETICALLY BY THE CURRENT OWNERS WITH CHARACTER FEATURES AND TWO COSY LOG BURNERS!

£355,000  
Freehold

our ref: CNN10777



# KEY FEATURES



4

- CHARMING THREE-STOREY PERIOD PROPERTY IN ST COLUMB MINOR
- FOUR SPACIOUS BEDROOMS, INCLUDING A MASTER WITH BAY WINDOW



3

- STYLISH MODERN KITCHEN WITH INTEGRATED SMEG APPLIANCES
- OPEN-PLAN LOUNGE AND DINING ROOM WITH TWO LOG BURNERS



2

- EXPOSED STONE FEATURE WALL IN BREAKFAST ROOM
- REFITTED FAMILY BATHROOM
- ENCLOSED GARDEN WITH ARTIFICIAL LAWN, GRAVEL, AND PATIO AREA
- UPGRADED DOUBLE-GLAZED WINDOWS AND GAS CENTRAL HEATING THROUGHOUT
- ATTIC ROOM WITH VELUX WINDOWS AND DISTANT SEA VIEWS
- CLOSE TO LOCAL SCHOOLS, AMENITIES, AND NORTH CORNWALL COAST

Energy rating (EPC) TBC

Council tax band: C

## SUMMARY

Situated in the heart of the highly desirable village of St Columb Minor, 45 Church Street offers a fantastic opportunity to enjoy village life while being just moments away from local schools, amenities, and the breathtaking North Cornwall coast. This sought-after area is ideal for families, with a great sense of community and easy access to nearby Newquay.

This charming three-storey period property has been beautifully refurbished over the last decade, offering a stylish blend of modern living and traditional character. With four spacious bedrooms, a delightful enclosed garden, and an array of contemporary features including a modern kitchen and bathroom, UPVC double glazing, and gas central heating, this home is ready for you to move straight in.

As you approach the property, a set of steps leads up to the front path, with a gravelled area to the right. Stepping through the front door, you are greeted by a welcoming entrance porch which opens into the hallway. The hallway offers convenient under stairs storage and provides access to the spacious lounge, dining room, and breakfast room, leading seamlessly into the kitchen. Wood-effect tiled flooring flows throughout the ground floor, giving a stylish and cohesive feel.

The open-plan lounge and dining area create the perfect space for relaxing and entertaining. The front lounge features a beautiful bay window, while the rear dining area has a patio door leading directly to the garden. Two log burners add a cosy and inviting



atmosphere, and the layout is easily adaptable to suit your needs, whether you prefer separate living and dining areas or an expansive open-plan space.

The breakfast room, which offers a second door to the garden, features a charming exposed stone wall and a handy under stairs cupboard. The room flows effortlessly into the modern kitchen, which is a cook's dream. With white gloss base and eye-level cupboards, an inset sink with mixer tap, and integrated appliances including a Smeg dishwasher, electric oven, extractor fan, and gas hob, the kitchen offers both style and practicality. There is also space and plumbing for a washing machine, and a door leading directly to the garden.

Upstairs, the first-floor landing leads to a family bathroom, a separate w.c., and three generous bedrooms. The w.c. is compact yet functional, with a handwash basin and built-in storage. The family bathroom features a large bath with hand-held shower, a w.c., a vanity unit with sink, a chrome towel rail, and additional storage.

The first-floor landing also provides access to the spacious bedrooms. Bedroom two, located at the rear, is a generously sized double room. The master bedroom is a large double at the front, boasting a beautiful bay window and built-in wardrobe. Bedroom three, a smaller front-facing room, is ideal for a home office. All bedrooms are bright, airy, and feature lovely wood flooring.

On the second floor, you'll find a large attic room, complete with hardwood-framed Velux windows offering plenty of natural light. The room offers fantastic eaves storage and even distant sea views from the front.

Outside, the enclosed garden can be accessed from the kitchen, breakfast room, or dining room. A pathway leads to a series of steps, taking you up to the lovely garden space. With low-maintenance artificial lawn, a

gravelled area, and a patio with a charming pergola at the end, the garden offers the perfect place to unwind. The garden is bordered by a wall to the right, a fence to the left, and a wall at the far end, with mature shrubs and trees adding to the tranquil and private setting.

Please note there is no parking with the property but there is plenty of unrestricted on road parking within the area.

45 Church Street combines period charm with contemporary living, offering a perfect family home in a prime location. Don't miss the opportunity to make this stunning property yours!

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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: No Parking. Unrestricted on road parking

Heating and hot water: Gas Central Heating for both

Accessibility: Two steps and path to front door

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Living Room

11' 10" x 10' 9" (3.60m x 3.27m)

## Dining Room

11' 0" x 9' 11" (3.35m x 3.02m)

## Breakfast Room

11' 0" x 8' 3" (3.35m x 2.51m)

## Kitchen

8' 10" x 8' 3" (2.69m x 2.51m)

## First Floor Landing

## Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)

## Bedroom Two

11' 1" x 10' 0" (3.38m x 3.05m)

## Bathroom

8' 6" x 6' 0" (2.6m x 1.83m)  
Max

## Separate WC

## Bedroom Four

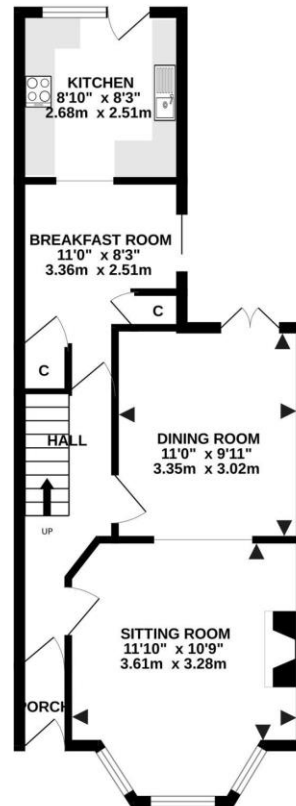
7' 8" x 5' 3" (2.34m x 1.6m)

## Second Floor

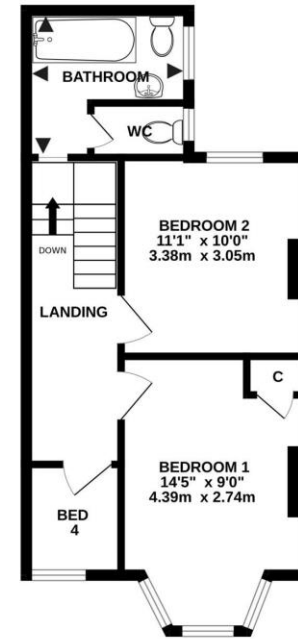
## Bedroom Three

14' 2" x 14' 2" (4.31m x 4.31m)  
Max

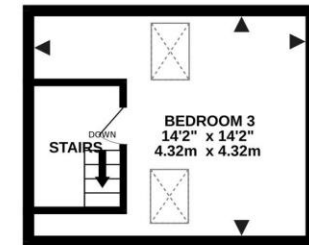
GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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