



## 37 Trebarwith Crescent, Newquay, Cornwall, TR7 1DX

A STUNNING FIVE-BEDROOM PERIOD TOWNHOUSE WITH VAST THREE-STORY ACCOMMODATION, METICULOUSLY REFURBISHED TO SEAMLESSLY BLEND MODERN ELEGANCE WITH HISTORIC CHARM. STUNNING SEA AND COASTAL VIEWS, SUN-DRENCHED SOUTH-FACING COURTYARD GARDENS, AND OFF-STREET PARKING IN A SOUGHT-AFTER TOWN-CENTRE LOCATION.

£475,000  
Freehold

our ref: CNN9770

# KEY FEATURES



5



2



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Energy rating (EPC) **E**

Council tax band: **C**

- PRIME LOCATION NEAR BEACH AND TOWN CENTRE
- GRAND PERIOD TOWNHOUSE WITH SEA VIEWS
- SPACIOUS THREE-STOREY FAMILY ACCOMMODATION
- ELEGANT OPEN-PLAN LIVING AND DINING AREAS
- STUNNING REFITTED KITCHEN WITH RANGE OVEN
- LUXURIOUS MASTER BEDROOM WITH EN-SUITE
- FIVE GENEROUSLY SIZED DOUBLE BEDROOMS
- SUN-TRAP COURTYARD WITH OFF-STREET PARKING
- CHARACTER FEATURES INCLUDING PARQUET FLOORING
- GAS CENTRAL HEATING AND DOUBLE GLAZING

## SUMMARY

37 Trebarwith Crescent, Newquay – A Stunning Period Townhouse in a Prime Location.

Nestled in one of Newquay's most sought-after town centre locations, Trebarwith Crescent offers the perfect balance of convenience and coastal charm. Tucked away just behind the vibrant high street yet only a short stroll from Towan Beach and the historic working harbour, this is a location that truly showcases the best of Newquay.

Number 37 is a superb example of a grand period townhouse, boasting impressive proportions and a thoughtful blend of original character and contemporary style. Sympathetically refurbished, this spacious three-storey home provides generous living areas, a beautifully updated kitchen, off-street parking, and a suntrap courtyard garden- everything you could want from a home in this enviable setting.

From first glance, the home's elegant natural stone façade and pretty bay windows create an undeniable kerb appeal. A few steps lead to the entrance, where a welcoming vestibule and hallway set the tone with stunning Parquet flooring, which extends into the kitchen.



The main living space is truly impressive, featuring an open-plan arrangement between the lounge and dining area. Whether left open for a sense of grandeur or separated with clever pocket doors for a cosier feel, this versatile space is perfect for both entertaining and family life. A large bay window floods the lounge with natural light and frames beautiful sea views, while a traditional fireplace with a fashionable log burner adds warmth and character. The dining area seamlessly connects to the rear garden through French doors, enhancing the indoor-outdoor living experience.

The stunning refitted kitchen is a real highlight, featuring elegant Royal Navy cabinetry and a stylish range-style oven. Beyond the kitchen, a large utility room provides additional storage, space for white goods, and access to the rear garden, as well as a convenient ground floor WC.

On the first floor, a split-level landing leads to three well-proportioned bedrooms, including a huge master suite that enjoys gorgeous views over Newquay Bay. Originally two rooms, this space has been transformed into a luxurious retreat with its own modern en-suite shower room. The remaining bedrooms are equally generous, and the main family bathroom boasts a contemporary white suite with a shower over the bath.

The second floor hosts the final two spacious double bedrooms, with the front-facing room once again benefitting from stunning sea views.



Throughout the home, gas central heating and predominantly UPVC double glazing ensure warmth and efficiency.

To the rear, the private suntrap courtyard offers a mix of relaxation and practicality. This southerly facing space includes a sheltered area and gravelled courtyard, while timber gates open to create off-street parking- a rare and valuable feature in this prime location.

A truly exceptional home in the heart of Newquay, blending period elegance with modern comforts. Viewing is highly recommended to appreciate all that No. 37 Trebarwith Crescent has to offer!

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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: Gated rear driveway

Heating and hot water: Gas Central Heating for both

Accessibility: Steps Up To Entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

19' 3" x 5' 10" (5.86m x 1.78m) Max

## Lounge

17' 3" x 14' 1" (5.25m x 4.29m) Max into bay

## Dining Room

12' 7" x 12' 5" (3.83m x 3.78m)

## Kitchen

16' 1" x 10' 6" (4.90m x 3.20m)

## Utility room

13' 3" x 9' 6" (4.04m x 2.89m) Max

## Ground Floor WC

4' 3" x 3' 2" (1.29m x 0.96m)

## First Floor-Split Level Landing

## Bedroom

16' 10" x 10' 6" (5.13m x 3.20m) Max

## Main Bathroom

8' 7" x 7' 0" (2.61m x 2.13m)

## Bedroom

11' 9" x 8' 1" (3.58m x 2.46m)

## Master Bedroom

18' 11" x 8' 1" (5.76m x 2.46m)

## En-suite

6' 4" x 4' 6" (1.93m x 1.37m)

## Second Floor Landing

## Bedroom

18' 4" x 14' 2" (5.58m x 4.31m)  
Plus Featured Window

## Bedroom

11' 10" x 10' 10" (3.60m x 3.30m)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



## LIKE TO KNOW MORE?

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