



## 42 Porth Bean Road, Newquay, Cornwall, TR7 3JE

A SPACIOUS AND DIVERSE SEMI-DETACHED TOWN HOUSE, WITH THREE BEDROOMS AND A LOFT ROOM ALONGSIDE THREE RECEPTION AREAS OVER THREE FLOORS. DRIVEWAY PARKING FOR TWO CARS AND A LOW MAINTENANCE REAR SOUTH FACING GARDEN. WALKING DISTANCE TO PORTH BEACH. INCREDIBLY FLEXIBLE WITH INCOME POTENTIAL.

£325,000  
Freehold

our ref: CNN9169

# KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **C**

- VERSATILE LAYOUT PERFECT FOR MULTI-GENERATIONAL LIVING OR INVESTMENT
- POTENTIAL TO CREATE TWO SELF-CONTAINED APARTMENTS
- FLEXIBLE ACCOMMODATION THROUGHOUT
- GROUND FLOOR BEDROOM WITH ENSUITE
- LARGE OPEN-PLAN KITCHEN, DINER, AND LOUNGE WITH VERANDA
- BRIGHT LOFT ROOM WITH DUAL VELUX WINDOWS
- DETACHED CHALET WITH INCOME POTENTIAL
- SOUTH-FACING, LOW MAINTENANCE GARDEN
- OFF-ROAD PARKING FOR TWO VEHICLES WITH GATED SIDE ACCESS
- CLOSE TO BEACHES, SHOPS, AND AMENITIES IN NEWQUAY

## SUMMARY

Nestled in the heart of the vibrant coastal town of Newquay, 42 Porth Bean Road offers an exceptional opportunity to embrace seaside living. This desirable location is within easy reach of stunning beaches, scenic coastal walks, and a wealth of local amenities, including shops, cafes, and schools. With its excellent transport links and proximity to Cornwall's breathtaking coastline, this property presents an ideal home or investment opportunity.

One of the standout features of this property is its incredible versatility. The layout lends itself perfectly to a variety of living arrangements, making it ideal for multi-generational families or those looking for a home with separate living spaces. There is also potential to divide the property into two self-contained apartments, offering an exciting investment or rental opportunity. Stepping into the property, you are welcomed by a spacious hallway, complete with stairs leading to the first floor and access to the main living area. The living room offers ample space for furnishings and flows seamlessly into the ground floor accommodation. Off the living area, you'll find two versatile bedrooms—one at the front, which could easily be used as an additional reception room, and one at the rear, which benefits from its own en-suite shower room and houses the gas combi boiler.



From the main living space, an opening lead to a further reception area, ideal as a home office, snug, or creative space. This room is enhanced by French doors that open onto a south-facing garden, inviting in plenty of natural light and providing a seamless indoor-outdoor living experience.

Ascending to the first floor, you'll discover a fully equipped and beautifully finished shower room. Featuring a walk-in double shower, a fitted corner vanity unit, a stylish white bathroom suite, and fully tiled walls and flooring, this space exudes contemporary comfort. Also on this floor is a single bedroom and a bright, open-plan lounge, dining, and kitchen area. The kitchen is designed for both function and style, boasting a comprehensive range of shaker-style units, generous worktop space, a large double fridge space, a Range Master oven with a five-ring burner, and a stainless-steel sink with extractor. French doors extend from the kitchen onto a south-facing decked veranda, offering the perfect spot for alfresco dining.

Rising to the second floor, you'll find a spacious loft room flooded with natural light thanks to Velux windows on both sides—an adaptable space suitable for various uses.

Externally, the property features a low-maintenance rear garden, designed with decorative stone and offering access to the detached chalet. The chalet is a standout feature, currently utilised as a successful Airbnb rental, generating an impressive income of over £6,500 per annum. With its additional living space and potential for overflow accommodation, it provides a fantastic opportunity



to capitalise on the area's strong tourism appeal. The chalet also benefits from a separate laundry/utility area which is accessed externally.

At the front of the property, a brick-paved driveway provides convenient off-road parking for two vehicles, alongside a gated side access for added practicality. This charming and versatile home, with its prime location, spacious interiors, and income-generating potential, is a rare find in Newquay's thriving property market. Viewing is highly recommended to fully appreciate all that 42 Porth Bean Road 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: Driveway parking

Heating and hot water: Gas Central Heating for both

Accessibility: Small step to front door

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Entrance Hall

## Living Room

13' 7" x 9' 11" (4.14m x 3.02m)

## Reception Room

9' 10" x 7' 4" (2.99m x 2.23m)

## Downstairs Front Bedroom

14' 0" x 12' 8" (4.26m x 3.86m)

## Downstairs Bedroom

8' 7" x 8' 0" (2.61m x 2.44m)

## Shower Room

8' 8" x 3' 5" (2.64m x 1.04m)

## First Floor

## Open Plan

### Kitchen/Lounge/Diner

24' 6" x 15' 9" (7.46m x 4.80m)

## Bedroom

7' 5" x 6' 6" (2.26m x 1.98m)

## Shower Room

8' 8" x 4' 11" (2.64m x 1.50m)

## Loft Room

15' 4" x 15' 0" (4.67m x 4.57m)

Max measurements

## Chalet

## Open Plan Bedroom/Kitchen

13' 5" x 7' 7" (4.09m x 2.31m)

## Shower Room

7' 8" x 3' 3" (2.34m x 0.99m)

## Utility room



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