



5 The Hurlings, St. Columb, Cornwall, TR9 6FE

A GORGEOUS AND IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME IN THE POPULAR RESIDENTIAL AREA OF THE HURLINGS. OPEN PLAN KITCHEN DINER LEADING ON TO GORGEOUS SOUTHERLEY FACING GARDEN. TWO ALLOCATED PARKING SPACES. NO ONWARD CHAIN.

£335,000
Freehold

our ref: CNN10759

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **C**

- SEMI-DETACHED HOME WITH DETACHED APPEARANCE FROM THE FRONT
- CORNER PLOT LOCATION WITH BEAUTIFULLY MAINTAINED FRONT LAWN
- LIVING ROOM WITH ELECTRIC FIREPLACE AND DUAL ASPECT WINDOWS
- KITCHEN/DINER WITH FRENCH DOORS TO SOUTH-FACING GARDEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SUN-FILLED GARDEN WITH PATIO, LAWN, AND STORAGE SHED
- TWO ALLOCATED PARKING SPACES WITH GATED SIDE ACCESS
- IMMACULATELY MAINTAINED HOME READY FOR ITS NEXT OWNERS
- OFFERED WITH NO ONWARD CHAIN
- A DESIRABLE RESIDENTIAL AREA PERFECT FOR FAMILIES

SUMMARY

Nestled in the heart of St Columb Major, 5 The Hurlings offers a fantastic opportunity to own a beautifully maintained home in a desirable residential area. St Columb Major is a charming market town in Cornwall, known for its historic character, local amenities, and excellent access to nearby beaches, countryside walks, and transport links. With a strong sense of community and convenient proximity to Newquay and the A30, this location is ideal for families, professionals, and retirees alike.

This stunning semi-detached home enjoys the unique advantage of sitting on a corner plot, giving it the striking appearance of a detached property from the front. Built in 2007, this double-fronted home has been lovingly maintained by its original owners and exudes curb appeal with a beautifully manicured front lawn and vibrant flower shrubs.

Upon entering, you are welcomed by a spacious hallway, which provides access to the living room, kitchen/diner, and a convenient downstairs W/C. There is also a handy understairs storage cupboard. The living room is a bright and inviting space, stretching from front to back, with windows



on the front and side allowing for plenty of natural light. A focal electric fireplace adds warmth and character to this comfortable setting.

On the opposite side of the property, the generous kitchen/diner also spans from front to back, with French doors leading out to the sun-drenched, south-facing garden. The kitchen features stylish tiled flooring, a range of wall and base units with worktops over, and attractive tiled splashbacks. Integrated appliances include an electric oven with a gas hob and extractor fan, along with a stainless steel sink and drainer unit. There is ample space for additional appliances, including a washing machine, dishwasher, tumble dryer, and fridge freezer. The rear aspect of the kitchen benefits from an abundance of natural light, creating a bright and airy atmosphere.

Upstairs, a spacious landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is a generous size and benefits from its own en-suite shower room. Two further bedrooms provide excellent accommodation for family members or guests. The family bathroom has been thoughtfully refitted as a stylish wet room. Additionally, a storage cupboard on the landing houses the hot water tank.

Externally, the south-facing garden is a true highlight of this property. Lovingly maintained, it features a combination of patio and lawn, bordered by mature shrubs and flowers. A metal storage shed provides practical outdoor storage, while a gated side path leads to the property's two allocated parking spaces.

Overall, 5 The Hurlings is a beautifully presented home, offering spacious living, impeccable maintenance, and an enviable position within this sought-after development. A true gem, ready to welcome its next owners.

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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: Two allocated parking spaces

Heating and hot water: Gas Central Heating for both

Accessibility: Small sloped path to front door

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

15' 0" x 6' 1" (4.57m x 1.85m)

Ground Floor WC

6' 1" x 3' 8" (1.85m x 1.12m)

Living Room

18' 4" x 10' 4" (5.58m x 3.15m)

Kitchen/Diner

18' 4" x 9' 1" (5.58m x 2.77m)

First Floor Landing

12' 0" x 6' 3" (3.65m x 1.90m)

Bedroom 1

15' 4" x 10' 5" (4.67m x 3.17m)

Ensuite

9' 3" x 5' 4" (2.82m x 1.62m)

Bedroom 2

11' 8" x 8' 10" (3.55m x 2.69m)

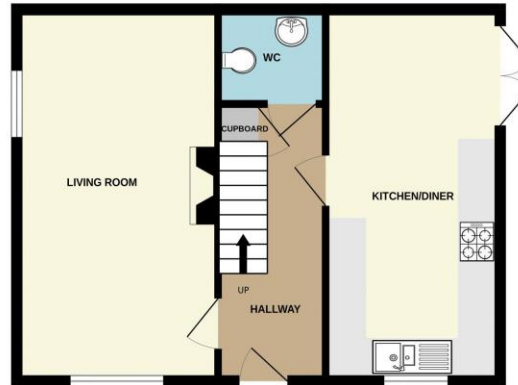
Bedroom 3

8' 11" x 6' 4" (2.72m x 1.93m)

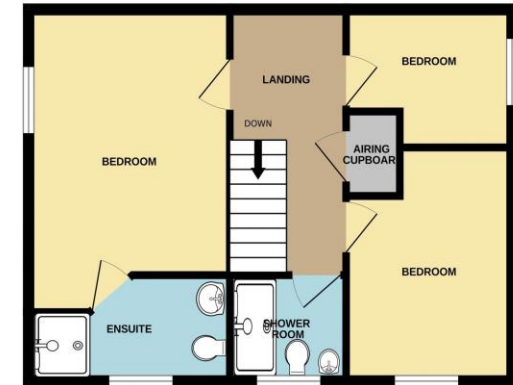
Shower Room

7' 5" x 6' 1" (2.26m x 1.85m)

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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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