



NEWQUAY
PROPERTY
CENTRE



34 Church Street, Newquay, Cornwall, TR7 3EX

A STUNNING TWO BEDROOM SEMI DETACHED BUNGALOW WITH ONE BEDROOM ANNEX. PERFECT FOR MULTI GENERATIONAL LIVING OR INVESTMENT. STUNNING WESTERLEY FACING GARDENS AND FRONT GARDEN. DRIVEWAY PARKING FOR TWO CARS. LOCATED WITHIN THE POPULAR VILLAGE OF ST COLUMB MINOR!

£389,950
Freehold

our ref: CNN10762

KEY FEATURES



3

- TWO BEDROOM BUNGALOW WITH ONE BEDROOM ANNEX
- FORMERLY THREE BEDROOMS, EASY TO RECONVERT
- PERFECT FOR MULTI-GENERATIONAL LIVING OR INVESTMENT
- BEAUTIFULLY PRESENTED WITH SPACIOUS ENTRANCE HALLWAY
- STUNNING OPEN-PLAN KITCHEN, DINING AND LIVING AREA
- CHARACTER FEATURES INCLUDING ORIGINAL FIREPLACE AND LOG BURNER
- STYLISH FAMILY BATHROOM WITH WOOD PANELLING
- WEST-FACING GARDEN WITH DECKING AND PERGOLA
- GATED DRIVEWAY PARKING FOR TWO VEHICLES
- LOCATED IN CHARMING ST COLUMB MINOR VILLAGE



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Energy rating (EPC) TBC

Council tax band: C

SUMMARY

Nestled on the outskirts of Newquay, St Columb Minor is a charming and historic village known for its beautiful church, traditional pub, and close-knit community. With its blend of quaint village life and easy access to the stunning beaches and vibrant town of Newquay, it's an ideal location for families, retirees, or anyone looking to enjoy the best of coastal Cornwall living.

34 Church Street is a beautifully presented two-bedroom semi-detached bungalow with the added benefit of a one-bedroom annex — offering fantastic flexibility for extended family, guests, or potential rental income. Originally a three-bedroom semi-detached bungalow, the property has been carefully redesigned to create the current layout but could easily be reconfigured back to a three-bedroom home if desired. The highly flexible layout makes it perfect for multi-generational living or as an investment opportunity by renting out the annex separately.

You are welcomed to the property via a gated front garden, with a neat lawn and pathway leading up to the front door. Inside, a spacious and inviting entrance hallway sets the tone for the rest of the home, providing access to the main living areas.

The living room enjoys a lovely front aspect, with a large window overlooking the garden. The space is tastefully decorated with fitted shelving around the fireplace, charming panelled walls, and a warm, homely feel.



At the heart of the bungalow is a stunning open-plan kitchen, dining, and living area. This beautiful L-shaped room boasts a bespoke fitted kitchen with a central island, open shelving, integrated gas hob with electric oven, and a stylish freestanding sink unit — all complemented by solid wooden worktops and the characterful surround of an original fireplace. The dining and living areas flow seamlessly, featuring French doors opening onto the garden and a cosy log burner, perfect for cooler evenings. Underfloor heating runs throughout the kitchen and bathroom, adding a touch of luxury and comfort. From the kitchen area, there is also access to a large loft hatch with ladder leading to a fully carpeted loft space, offering additional storage or potential for further development (subject to permissions).

There are two generously sized double bedrooms, and a stylish family bathroom complete with a wood-panelled bath, overhead shower, part-tiled walls, a low-level W/C, and a wooden vanity sink unit with a copper tap. There's also a useful laundry cupboard providing space for a washer/dryer.

The property also benefits from a self-contained one-bedroom annex, which has its own private side access. The annex features an open-plan kitchen, dining, and living space, fitted with a range of wall and base units, mixer tap, and plumbing for a washing machine. This leads through to a comfortable double bedroom with its own en-suite shower room. If desired, the annex could be easily re-integrated into the main bungalow by reopening the connection through the en-suite to the main entrance hall.

Externally, the rear gardens are thoughtfully divided into two separate areas — one for the main bungalow and one for the annex — with a connecting gate that could be opened up to create one large garden. The main garden is a beautiful westerly-facing suntrap, featuring a composite decked area, lawn with shrub borders, and a

charming pergola. The annex garden includes a wood decked area with decorative stone landscaping and its own side access.

To the front, the property is enclosed by a lawned garden and a gated driveway providing parking for two cars. Offering versatile living in a fantastic location, 34 Church Street is a wonderful opportunity not to be missed — whether you're looking for a flexible family home, space for relatives, or an attractive rental investment.

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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 x 2 cars

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

17' 3" x 4' 9" (5.25m x 1.45m)

Living Room

13' 9" x 11' 4" (4.19m x 3.45m)

Kitchen/Diner

20' 4" x 20' 1" (6.19m x 6.12m) max

Bedroom 1

16' 2" x 9' 2" (4.92m x 2.79m)

Bedroom 2

12' 1" x 11' 6" (3.68m x 3.50m)

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

Annex

Kitchen/Living Room

11' 10" x 7' 11" (3.60m x 2.41m)

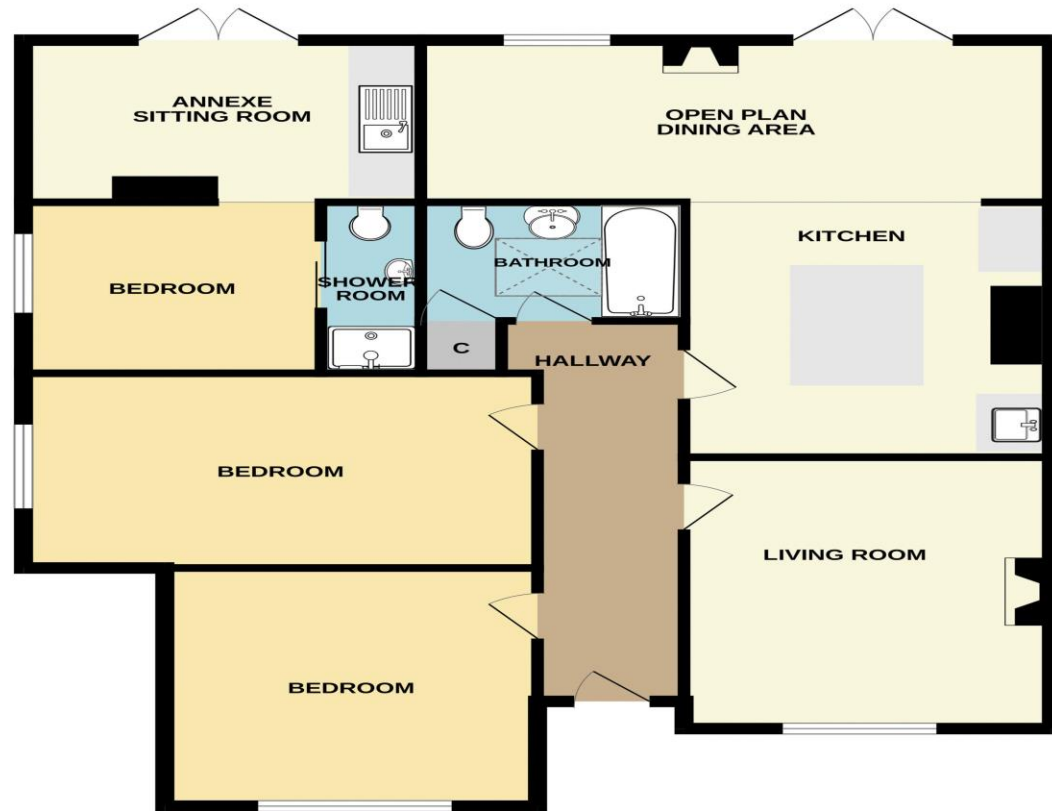
Bedroom

9' 8" x 8' 9" (2.94m x 2.66m)

Ensuite

8' 10" x 2' 7" (2.69m x 0.79m)

GROUND FLOOR



LIKE TO KNOW MORE?

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