



NEWQUAY
PROPERTY
CENTRE



13 Beacon Road, Newquay, Cornwall, TR7 1HH

A FANTASTIC OPPORTUNITY TO ACQUIRE A GORGEOUS STONE FRONTED HOME, SITUATED IN THE HEART OF NEWQUAY OPPOSITE FROM THE PICTURESQUE HARBOUR AND JUST A SHORT WALK TO FISTRAL BEACH. TWO/THREE BEDROOM PROPERTY WITH GARAGE. REQUIRING FULL MODERNISATION. NO ONWARD CHAIN!

£295,000
Freehold

our ref: CNN10638

KEY FEATURES



2



3



2

Energy rating (EPC) **D**

Council tax band: **B**

- CHARACTER HOME IN THE HEART OF NEWQUAY!
- RENOVATION PROJECT WITH HUGE POTENTIAL
- TWO/THREE BEDROOMS WITH FLEXIBLE LAYOUT OPTIONS
- BAY-FRONTED LOUNGE WITH ORIGINAL FIREPLACE FEATURE
- SECOND RECEPTION OR OPTIONAL DOWNSTAIRS BEDROOM
- KITCHEN, UTILITY ROOM AND DOWNSTAIRS W/C TO REAR
- UPDATED GAS CENTRAL HEATING AND COMBI BOILER INSTALLED
- LOFT ROOM WITH POTENTIAL FOR CONVERSION (STP)
- REAR COURTYARD AND GARAGE WITH LANE ACCESS
- PRIME LOCATION NEAR BEACHES AND NEWQUAY TOWN CENTRE

SUMMARY

Located just moments from Newquay's stunning beaches, vibrant town centre, and breathtaking coastal paths, 13 Beacon Road presents a rare opportunity to acquire a spacious property in an enviable location, with huge potential for transformation. Whether you're looking for a full-time residence, a holiday escape, or a rewarding investment project, this property offers a blank canvas in one of Cornwall's most sought-after seaside towns.

This 2/3 bedroom mid-terrace home requires full refurbishment throughout, making it ideally suited to buyers looking for a project. From cosmetic upgrades to modern layouts, the property provides the perfect foundation for a creative renovation, with scope to reimagine and enhance every room. While modernisation is needed, it's worth noting that the home benefits from updated gas central heating via a combi boiler, offering a solid starting point for further improvements.

You enter the property through an enclosed entrance porch leading to the main hallway, where stairs rise to the first floor and an understairs



cupboard provides additional storage. To the front, the living room features a large bay window and an existing fireplace which could be reinstated as a characterful log burner or similar. Sliding doors connect this space to a second reception room, ideal as a dining area, home office, or a ground floor bedroom depending on your needs.

The rear dining room, complete with a gas fireplace, leads through to the kitchen which is fitted with a basic range of units. From here, a doorway leads to a rear utility space and a downstairs W/C. These rear sections of the home offer excellent potential for reconfiguration or extension (subject to any necessary consents), creating a more open and contemporary ground floor living space.

Upstairs, a split-level landing provides access to a family bathroom featuring a panelled bath with electric shower, vanity sink unit, and heated towel rail. A separate W/C sits alongside, and there's a useful cupboard housing the gas combination boiler. The two double bedrooms are both well-sized, with the second bedroom including a range of fitted wardrobes. From the landing, there is access to the loft, which—subject to planning and building regulations—could be converted into additional accommodation or used as a hobby room or study.

Externally, the home features a small low-maintenance courtyard leading to a attached rear garage, accessed via a service lane with an up-and-over door. This secure, off-road parking or storage area is a significant asset, particularly in such a central location.

13 Beacon Road is a true renovation opportunity—perfect for those with vision and ambition. With its fantastic location just minutes from the beach and town centre, combined with the strong structural footprint and updated heating system, this is a property that invites transformation and rewards creativity.

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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: Garage to rear

Heating and hot water: Gas Central Heating for both

Accessibility: Steps to front door

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Porch

3' 6" x 2' 11" (1.07m x 0.89m)

Entrance Hall

16' 0" x 2' 11" (4.87m x 0.89m)

Living Room

13' 1" x 11' 7" (3.98m x 3.53m)

Second Reception

Room/Third Bedroom
9' 11" x 9' 8" (3.02m x 2.94m)

Dining Room

9' 11" x 7' 8" (3.02m x 2.34m)

Kitchen

10' 2" x 7' 11" (3.10m x 2.41m)

Utility Room

9' 10" x 8' 2" (2.99m x 2.49m)
Max

Ground Floor WC

3' 7" x 2' 10" (1.09m x 0.86m)

First Floor Landing

13' 3" x 4' 0" (4.04m x 1.22m)

Bedroom 1

14' 11" x 12' 2" (4.54m x 3.71m)

Bedroom 2

9' 9" x 8' 7" (2.97m x 2.61m)
Max

Bathroom

7' 6" x 7' 0" (2.28m x 2.13m)

Separate WC

3' 6" x 2' 9" (1.07m x 0.84m)



LIKE TO KNOW MORE?



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TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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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