



## 33 Penhallow Road, Newquay, Cornwall, TR7 3BZ

A BEAUTIFUL THREE STOREY PERIOD TOWNHOUSE WITH SPACIOUS EXTENDED ACCOMMODATION, PERFECT FOR FAMILIES. CLOSE TO SOUGHT AFTER SCHOOLS AND POPULAR BEACHES. 3 BEDROOMS PLUS ADDITIONAL LOFT ROOM, TWO RECEPTION ROOMS, OFF STREET PARKING AND LOVELY SIZE FAMILY FRIENDLY GARDENS.

£360,000  
Freehold

our ref: CNN6847



## KEY FEATURES



3



2



1

Energy rating (EPC) TBC

Council tax band: C

- SPACIOUS THREE STOREY FAMILY TOWNHOUSE
- STUNNING ROOFTOP SEA VIEWS FROM BEDROOMS
- EXTENDED KITCHEN WITH VAULTED CEILING
- BRIGHT OPEN PLAN LIVING AND DINING
- CHARMING BAY WINDOW AND OPEN FIREPLACE
- CONVERTED LOFT ROOM WITH VELUX WINDOWS
- ENCLOSED GARDEN WITH DECK AND LAWN
- OFF STREET PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO PORTH BEACH
- CLOSE TO SCHOOLS AND DAILY AMENITIES

## SUMMARY

Tucked away on the quiet and ever-popular Penhallow Road, just moments from Henver Road in the coastal suburb of Porth, Newquay, 33 Penhallow Road presents an exciting opportunity to secure a stylish and spacious family home in one of the town's most desirable locations. Porth is renowned for its breathtaking beach, dramatic coastline, and scenic highlights such as Porth Island and the Southwest Coast Path. With the main town centre just two miles away and excellent local amenities nearby, the area also boasts access to some of the towns most sought-after schools, including Newquay Tretherras, making it a particularly appealing setting for families looking to lay down roots.

This beautifully presented three-storey townhouse has been sympathetically refurbished to combine classic period charm with contemporary living. The home opens with a useful porch that leads into a welcoming entrance hall, complete with under-stairs storage. At the front, a bright bay-windowed lounge features a characterful open



fireplace and flows effortlessly into a spacious dining area- ideal for both family gatherings and relaxed entertaining. The dining area extends into a wonderfully light and airy kitchen space, enhanced by a semi-vaulted ceiling, Velux skylights, and rear-facing windows and doors that open directly onto the garden. The kitchen is well-equipped with modern units and generous space for appliances. A separate utility room adds practical convenience and links through to a ground floor WC.

Upstairs, a traditional split-level landing leads to three well-proportioned bedrooms, including two generous doubles and a large single. The front-facing rooms benefit from far-reaching rooftop sea views over Porth, while the family bathroom is stylishly fitted with a modern white suite and shower over the bath. From the landing, a cleverly integrated ladder staircase rises to a converted loft room, offering excellent additional space with sloping ceilings and the finest sea views in the house, enjoyed through well-placed Velux windows.

Modern comforts include UPVC double glazing and gas-fired central heating throughout. Externally, the property continues to impress with a gravelled driveway providing off-

street parking for two vehicles. To the rear, the enclosed garden is a generous size, featuring a combination of decking, patio, and lawn- perfect for outdoor living. At the far end stands a large dual-purpose shed offering excellent dry storage, ideal for bikes, surfboards, tools, and more. This charming home offers versatile living in a fantastic coastal setting, sure to appeal to those in search of space, character, and location.

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## ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP. For Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Stepped entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

6' 9" x 3' 1" (2.06m x 0.94m)

## Hallway

## Living Room

13' 7" max into bay x 11' 8" (4.14m x 3.55m) max

## Dining Room

11' 6" min x 10' 2" (3.50m x 3.10m)

## Kitchen

8' 4" min x 8' 2" (2.54m x 2.49m)

## Utility Room

9' 4" x 6' 4" (2.84m x 1.93m)

## Downstairs Cloakroom

5' 6" x 4' 7" (1.68m x 1.40m) min

## First Floor Landing

## Bathroom

8' 8" x 6' 4" (2.64m x 1.93m)

## Bedroom 1

14' 4" max into bay x 9' 9" (4.37m x 2.97m) max

## Bedroom 2

9' 8" min x 9' 7" (2.94m x 2.92m)

## Bedroom 3

8' 9" x 5' 7" (2.66m x 1.70m)

## Loft Room

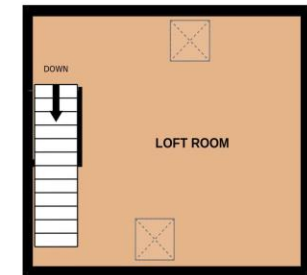
14' 5" max x 13' 1" (4.39m x 3.98m)



1ST FLOOR



2ND FLOOR



## LIKE TO KNOW MORE?

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