

NEWQUAY PROPERTY CENTRE



A GORGEOUS PERIOD COTTAGE SITUATED IN THE HEART OF ST COLUMB MAJOR. HAVING SPACIOUS ACCOMODATION INCLUDING 4 BEDROOMS AND 3 RECEPTION ROOMS. PACKED FULL OF CHARACTERFUL ORIGINAL FEATURES THAT HAS BEEN A CHERISHED HOLIDAY HOME FOR MANY YEARS – NO ONWARD CHAIN.



12 Bank Street, St. Columb, TR9 6AU

£275,000
Freehold

our ref: CNN9786

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 4
- Reception rooms: 3
- Bathrooms: 3
- EPC: D
- Council tax band: B
- ALL MAINS SERVICES
- BEAUTIFUL GRADE 2 CHARACTER COTTAGE
- PACKED FULL OF PERIOD CHARM
- SUPRISINGLY SPACIOUS WITH 4 BEDS AND 2 ENSUITES
- 3 RECEPTION ROOMS
- GAS FIRED CENTRAL HEATING
- PERFECT SECOND HOME/HOLIDAY LET
- LOCATED IN THE HEART OF ST COLUMB
- BRILLIANT MID COUNTY BASE TO EXPLORE FROM
- DAILY AMENITIES ON YOUR DOORSTEP



OWNERSAYS...

“For us we enjoyed years of wonderful holidays creating everlasting memories and all of these have centred around this gorgeous cottage.”



CONSIDER THIS...

WHAT WE LOVE: Don't miss this rare opportunity to own a piece of Cornwall's history. Contact us today to arrange a viewing and step into a world of timeless charm and elegance at 12 Bank Street!

MOREDETAIL...

SUMMARY: Are you ready to step back in time and embrace the rich history of Cornwall? Nestled in the heart of the historic market town of St Columb Major, just a stone's throw away from picturesque Bridge, we present to you 12 Bank Street, a timeless gem that has gracefully stood since the early 19th century. This exquisite Grade 2 listed cottage is now available for sale for the first time in many years, and the best part? No onward chain to worry about!

As you approach this enchanting cottage, you'll be captivated by its quaint exterior, but don't let first impressions deceive you. Once you step inside, you'll discover a surprisingly spacious and inviting home. The journey begins in a sociable dining area adorned with a delightful mix of natural slate flagstones and ornate Minton-style tiled floors, setting the tone for the character that runs throughout.

Adjacent to the dining area is the first of two cosy living rooms, perfect for intimate gatherings or quiet evenings by the open fireplace. An inner hall beckons you further, leading to the first floor via a charming staircase and providing access to the rest of the ground floor accommodation.

On the ground floor, you'll find a convenient en-suite bedroom, ideal for guests or as a versatile space to suit your needs. The fully fitted kitchen boasts cream shaker-style units, ample room for your appliances, and a feature large look-through that connects seamlessly to the second lounge area, complete with a gorgeous fireplace featuring a wood-burning stove – a perfect spot to unwind after a long day.

Adjacent to the kitchen, a useful utility room houses a modern Worcester combi-style boiler, ensuring your comfort with efficient heating and hot water throughout the home. Venture to the first floor, and you'll discover three more generously sized bedrooms, including the master bedroom with its own en-suite bathroom, providing a touch of luxury. The main bathroom boasts a lovely traditional-style suite, adding to the cottage's timeless charm.

One might expect low ceilings in a historic property like this, but fear not! Surprisingly excellent head height is maintained throughout, although you may need to duck your head under the occasional door frame. While there are no gardens on the property, you'll be delighted to know that the natural beauty of Cornwall is just a stone's throw away. The central location of 12 Bank Street makes it the perfect base for exploring the breathtaking scenery and cultural treasures of the county.



THELOCATION...

LOCATION: Nestled in mid Cornwall, St Columb Major is a historic market town that beckons homebuyers with its timeless charm and coastal convenience. Dating back to the 14th century, this town exudes character, with a medieval market square and architecture that transports you to a bygone era.

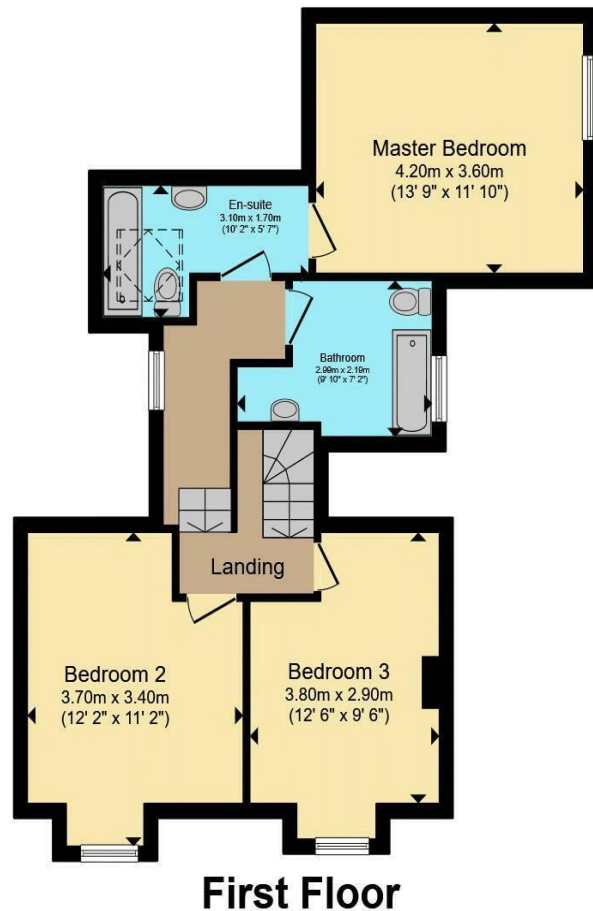
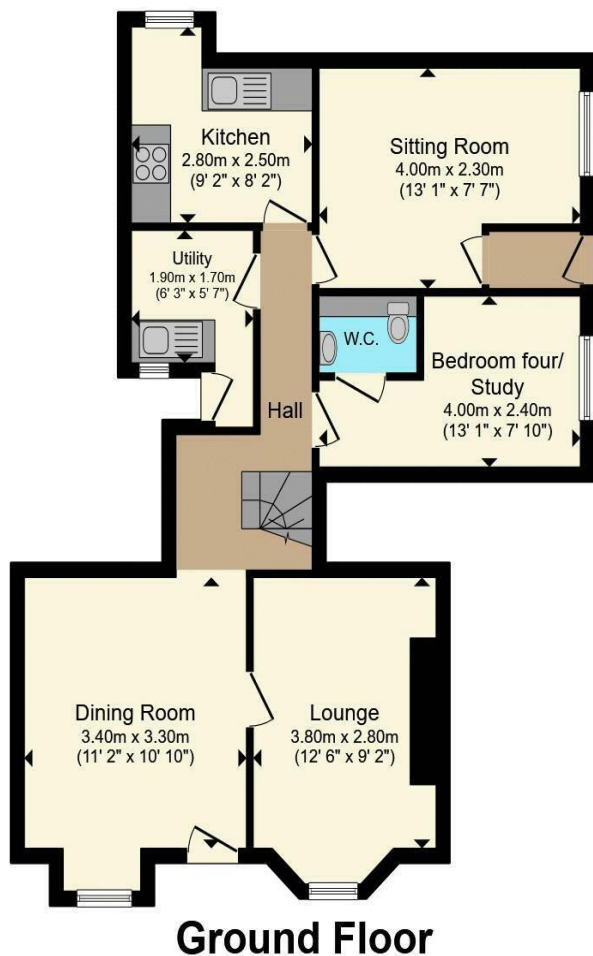
Positioned just a few miles from the captivating North Cornish coastline, St Columb Major offers the best of both worlds. You can explore pristine beaches, rugged cliffs, and savour the sea breeze within minutes of your doorstep. Plus, excellent road connections, including the A30 and A39, make it effortless to reach other Cornish towns and cities.

This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging. Nature enthusiasts will relish the proximity to the North Cornish coastline, perfect for surfing, hiking, and enjoying spectacular sunsets.

Families benefit from quality education options nearby, and essential services, including healthcare facilities, ensure practicality. St Columb Major offers a unique blend of history, convenience, and natural beauty, making it an ideal place to call home in the heart of Cornwall.



THE FLOORPLAN...



Total floor area 122.8 sq.m. (1,321 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

THE DIMENSIONS...

Hall/Dining Room

13' 3" x 1' 0" (4.04m x 0.30m) Max Measurements

Lounge

13' 1" x 9' 1" (3.98m x 2.77m)

Inner Hall

7' 6" x 6' 7" (2.28m x 2.01m)

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

Utility room

6' 5" x 5' 9" (1.95m x 1.75m)

2nd Living/Dining Room

13' 7" x 11' 9" (4.14m x 3.58m) Max measurements

Bedroom 1

13' 6" x 8' 0" (4.11m x 2.44m)

First Floor Landing

Bedroom 2

13' 2" x 11' 10" (4.01m x 3.60m)

En-Suite Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Bedroom 3

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom 4

12' 7" x 9' 5" x 9' 11"

Bathroom

8' 10" x 8' 0" (2.69m x 2.44m)

MORE INFO...

call: 01637 875 161
 email: info@newquaypropertycentre.co.uk
 web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.