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Lanherne Cottage Newquay TR8 5RA

£525,000

A UNIQUE, CHARMING AND IDYLIC GRADE II LISTED COTTAGE LOCATED IN THE HEART OF THE PEACEFUL VILLAGE OF CRANTOCK JUST A FEW MINUTES FROM THE BEACH WITH A LOW MAINTENANCE SOUTHERLY FACING GARDEN, PARKING AND A GARAGE OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- IDYLIC PICTURE POSTCARD COTTAGE IN CRANTOCK
- THREE BEDROOMS
- GARAGE AND PARKING
- JUST MINUTES FROM CRANTOCK BEACH
- NO ONWARD CHAIN
- IDEAL AS A MAIN RESIDENCE OR HOLIDAY HOME, SOLD FULLY FURNISHED
- CHARMING, QUIRKY AND UNIQUE
- GRADE II LISTED
- OIL CH

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DESCRIPTION:

Welcome to Lanherne Cottage, nestled in the heart of Cranstock village just minutes from the beach. Cranstock village is nestled away in a sheltered position surrounded by the dramatic north cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. The charming village of Cranstock has a well supported local community and boasts an historic church, a village hall, a village shop, a cafe/pizzeria and two traditional pubs serving excellent food.

Cranstock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers. At low tide, you can walk over to Newquay via the foot bridge and at high tide, a ferry will take you across the river safely.

Lanherne Cottage occupies a generous, private, sunny and sheltered plot. It's charming and idyllic in equal measures with many original features that are sure to make you smile as you explore.

The front door opens directly into the living room when the charm and character is immediately evident. A log burner and original beams make for a cosy feel with a window to the front allowing for an abundance of natural light and an attractive outlook across the garden. At the rear, the kitchen diner is a great social space with ample space for a family size table and a practical kitchen which offers a good range of modern white units with space for an oven and fridge with an integrated dish washer. From the kitchen, there's access to the rear.

All three bedrooms can be found on the first floor. All three are beautifully presented with many gorgeous, original features including doors, beams and a feature fire place in the main bedroom. The main bedroom also benefits from an ensuite shower room with the spacious family bathroom complete with a bath and shower over serving the other two bedrooms.

At the rear, you will find two block built stores, one housing the washing machine and the other has the combination boiler. The oil tank is also in this area. At the front, the southerly facing garden is private, sheltered and very well established with a good size lawn, a patio and plenty of shrubs and plants with a view of the Church just over the garden wall.

There's parking and a garage at the front of the property.

In summary, this really is a unique opportunity to purchase a gorgeous home in peaceful surroundings, with the added benefit of no onward chain, perfect as a permanent home or a holiday home. The furniture is included in the sale.

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Lounge
5.92m x 3.38m (19'5 x 11'1)

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Kitchen Diner
5.79m x 3.45m (19'0 x 11'4)

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Bedroom 1
3.51m x 3.18m (11'6 x 10'5)

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Bedroom 2
3.43m x 3.10m (11'3 x 10'2)

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En Suite
1.83m x 0.76m (6'0 x 2'6)

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Bedroom 3
2.79m x 2.57m (9'2 x 8'5)

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Bathroom
3.43m x 1.93m (11'3 x 6'4)

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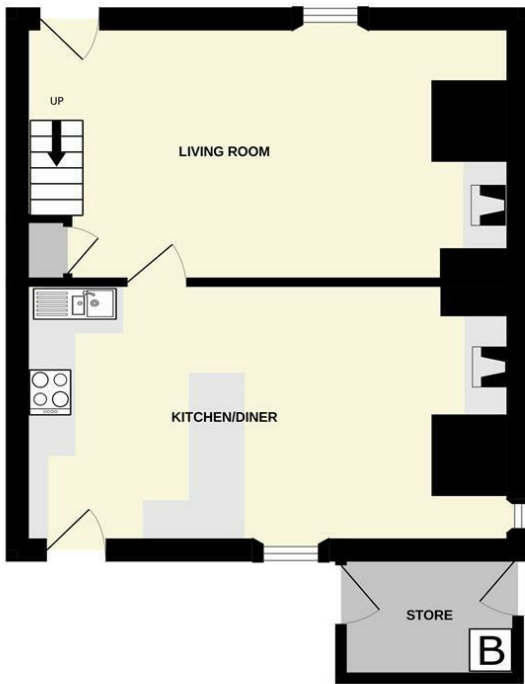
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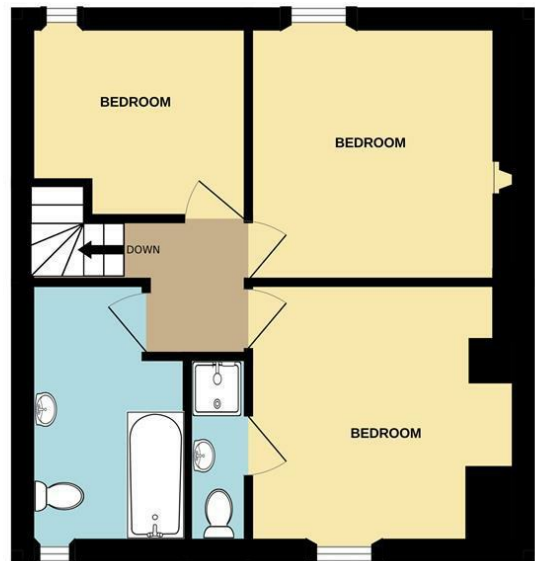
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | 84 |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | 48 | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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