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5 Belmont Place, Newquay TR7 1HG

£500,000

A GORGEOUS, DECEPTIVELY SPACIOUS JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS VERSATILE PROPERTY OFFERS SPECTACULAR SEA VIEWS, FOUR BEDROOMS WITH TWO EN SUITES, A SOUTHERLY FACING COURTYARD GARDEN WITH A HOT TUB AND A DOUBLE GARAGE.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM FISHERMAN'S COTTAGE
- DOUBLE GARAGE
- SOUTHERLY FACING COURTYARD GARDEN WITH A HOT TUB AVAILABLE BY SEPARATE NEGOTIATION
- RECENTLY CONVERTED LOFT CREATING A FOURTH BEDROOM WITH FABULOUS SEA VIEWS
- TWO EN SUITE BEDROOMS
- NO ONWARD CHAIN
- PRESENTED TO THE HIGHEST STANDARD
- CURRENTLY RUN AS A LUCRATIVE HOLIDAY LET
- JUST A FEW MINUTES WALK TO FISTRAL BEACH, THE HARBOUR AND THE TOWN CENTRE

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

This gorgeous four double bedroom traditional fisherman's cottage with A DOUBLE GARAGE was built in the late 1800s and is sandwiched between the vibrant town centre and the world famous Fistral Beach. Belmont Place is one of Newquay's most desirable town centre streets close to the many restaurants, cafes and bars that Newquay has to offer with lots of stunning beaches and Newquay Harbour within a few minutes walk. This quiet, discreet side street comprises of pretty, period townhouses with a mixture of family homes and holiday homes.

Newquay is a vibrant town with an array of shops, cafes, bars and restaurants with something to suit all tastes. Naturally, the beaches and coastline are the main attraction with something for everyone whether it be surfing at the world famous Fistral Beach or wild swimming in The River Gannel. Newquay has a good choice of surf hire centres and superb facilities and instructors for every Watersport. There's plenty of shops on your door step, the nearest is Sainsbury's, just a few minutes away on foot with a local Spar just up the road.

This property is presented to a superb standard throughout and offers exceptionally spacious accommodation with the recent addition of a 2nd floor fourth bedroom offering the best of the sea views complimented by a velux balcony window.

A welcoming hallway with stairs to the first floor and an under stairs cupboard guide you into this family home where you will find the spacious open plan living/dining area on the left. This is a great family friendly social area with a bay window to the front and a window to the rear with ample space for lounge and dining furniture. On the other side, the kitchen offers a vast array of modern units with space for a washing machine, dish water, range style oven and fridge freezer. The kitchen gives access to the rear courtyard and a useful shower room, perfect for a post rinse surf!

Off from the split level first floor landing, you will find three double bedrooms, two at the rear and one at the front. The front bedroom has the luxury of an en suite shower room and gorgeous sea views across Newquay Bay, right up the north cornish coast.

The current owners recently converted the loft creating a further double bedroom complete with a high end luxury en suite shower room. This is a peaceful grown-up space with a 'Velux Balcony' that opens up so you can enjoy the fresh air, sun shine and sea view. There's plenty of eaves storage in this area.

Externally, there is a generous, sunny and private enclosed courtyard style garden with access to the double garage which has an electric door. It is low maintenance and perfect for enjoying the sun and entertaining with a hot tub available. by separate negotiation and an outdoor shower.

In summary, this truly is an exceptional town house with enough space for the largest of families, located in an enviable spot, just off from the town centre with Fistral Beach just a few minutes walk away. Offered with no onward chain.

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Lounge Area
4.60m x 4.37m (15'1 x 14'4)

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Dining Area
3.43m x 3.05m (11'3 x 10'0)

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Kitchen
5.18m x 2.74m (17'0 x 9'0)

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Bedroom 1
3.56m x 3.48m (11'8 x 11'5)

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En Suite
1.70m x 1.45m (5'7 x 4'9)

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Bedroom 2
3.58m x 2.79m (11'9 x 9'2)

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Bedroom 3
3.58m x 3.48m (11'9 x 11'5)

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Bathroom
1.73m x 1.57m (5'8 x 5'2)

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2nd Floor Bedroom 4
4.88m x 3.18m (16'0 x 10'5)

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En Suite
1.91m x 1.88m (6'3 x 6'2)

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Garage
5.59m x 5.26m (18'4 x 17'3)

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
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FLOORPLAN:



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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 plus) 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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