



Old Paul Hill, Newlyn, TR18

Guide Price Guide Price

£399,950

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HUNTERS WEST CORNWALL PROUDLY PRESENTS VALDEMOSA, OLD PAUL HILL, NEWLYN, TR18 5BX

GUIDE PRICE Guide Price £399,950
BOOK YOUR VIEWING TODAY!

Hunters West Cornwall invites you to discover a unique property, brimming with untapped potential. This detached three-bedroom home is ripe for transformation, providing a blank canvas for you to modernise, creating a home that suits your style and needs. Further potential can be found with the added possibility of a self-contained unit on the lower ground floor (subject to any necessary planning or consents) and an accompanying block of two garages on a separate plot. Situated in a highly sought after residential area of Newlyn, this property is within a short walk of the charming town centre, and benefits from far reaching views across Mounts Bay. What a interesting renovation project for someone! We recommend booking an appointment to view at your earliest convenience, to avoid missing out.





The Main Property

As you journey along Old Paul's Hill, each step further unveils the breathtaking panorama of Newlyn below, stretching out towards the endless expanse of Mount's Bay, with the iconic silhouette of St Michael's Mount gracing the horizon. You will soon reach the public bridleway, signposted for Valdemosa, which provides pedestrian access to the property.

As you step inside, pause for a moment in the convenient porch to take off your boots and autumnal jacket, before proceeding into the entrance hall. Head straight to the door opposite, and we'll start this tour in our favourite room of the house – the sitting room. Instantly, your gaze will be irresistibly drawn to the two expansive windows, which frame the awe-inspiring vista beyond. You will be looking out over the rooftops of Newlyn town, with far reaching ocean views across Mounts Bay, reaching the horizon. The room boasts a snug coal stove ensconced in a stone surround, which radiates a sense of warmth and comfort. A glass panelled door opens out onto a balcony, an inspiring spot to start your day with a morning coffee. The sitting room is open to the kitchen/ breakfast room, which benefits from being spacious and dual aspect. There is also a convenient ground floor cloakroom.

Head upstairs and on the first floor you will find three good size bedrooms, all of which benefit from built-in cupboards – you can never have too much storage afterall! The two bedrooms with windows to the rear elevation benefit from outstanding, elevated views across Mounts Bay. There is also a well-appointed family bathroom and a good size airing cupboard.



The Lower Ground Floor

Located on the lower ground floor and accessible through its own private entrance, you'll discover a versatile space simply brimming with potential. The open-plan area has two windows with magnificent views of Mounts Bay, and is fitted with a sink unit with draining board. It perhaps presents opportunity to be renovated as a versatile kitchenette, living space, and cosy bedroom – of course subject to any necessary planning or consents. Adjacent to this area, a separate shower room stands ready to provide convenience and functionality.

The Gardens

In this garden, winding paths traverse the hillside terrain, unveiling a hidden world of lush, mature plants and shrubs. Nestled amidst all of this, you will find a greenhouse and shed on a levelled area. Multiple patio seating areas also beckon, each one offering a unique vantage point over the surrounding gardens.

The Garage & Parking

Just a leisurely stroll from the property, you'll discover a detached block of two garages, standing at the head of a driveway parking area. There is space to park multiple vehicles, and a small garden area to the rear.

The Location

Newlyn is a highly desirable coastal town, with stunning scenery and fresh seafood straight off the boats at the legendary fish market.

There's a thriving art and culture scene in Newlyn, with numerous galleries and



festivals throughout the year. The town also hosts a range of local events, including the famous Newlyn Fish Festival and Newlyn Arts Festival.

Outdoor enthusiasts will love the opportunities for hiking, cycling, and other activities, thanks to the beautiful countryside surrounding Newlyn. And for those looking to explore further afield, the town is conveniently located near other popular destinations in Cornwall, such as St. Ives, Penzance, and Land's End.

Overall, Newlyn offers a unique blend of coastal living, local produce, art and culture, and outdoor activities. It's a fantastic place to call home.

Useful Information

Council Tax Band: D

EPC Rating: 33 F

SERVICES: Mains electricity, water, gas and private drainage.

This information provided in this listing is based on details provided by the seller's representatives. Hunters West Cornwall do not verify or test the services. Buyers are advised to conduct their own investigations and to obtain verification from their solicitor, surveyor, or a suitably qualified professional.

Agents Note 1

The property is accessed via foot only, by a footpath with steep steps, for

viewing please park in front of Valdemosas garages on Old Paul Hill, or park on Restormel Road and walk through the public bridleway to Old Paul Hill.

General Enquiries

Hi there!

I hope you're having a great day :)

I'm Jamie Hendy from Hunters West Cornwall.

If you have any further questions about this property, or if you would like to arrange an appointment to view, please don't hesitate to get in touch - I will be more than happy to help. If you ring our national telephone line, just ask to speak with me at the West Cornwall branch.

If you need to sell your home too, please let me know and I can arrange a free, no-obligation valuation for you. I offer appointments from 8am to 8pm seven days a week, so I can work around your schedule.

Thanks for reading.



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			
		33	71
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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