

**Fore Street, Newlyn, TR18 5JR**

**Guide Price £350,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



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It's time to 'escape to the coast' with Hunters Estate Agents. With this gorgeous three-bedroom character cottage, you can live the coastal lifestyle you've always imagined.

Picture waking up each morning, opening your curtains, and starting your day by watching the gentle sway of fishing boats in the harbour while you enjoy a leisurely coffee. End your day relaxing in your living room, watching a breath-taking sunset form over the horizon, its reflection beautifully glittering in the sea below and casting vibrant hues across Mounts Bay. This is Cornish living at its finest – what more could you ask for?





### The Property

As you journey along the charming and historic Fore Street, you'll be captivated by the traditional Cornish fishing boats going about their daily business, seagulls gliding overhead, and the iconic silhouette of St. Michael's Mount in the distance. Eventually, you'll arrive at our listing. This double-fronted home evokes the idyllic chocolate box cottage scenes produced in the 1950s, making a fantastic first impression that's hard not to fall in love with. They say first impressions matter, and this home certainly delivers an unforgettable one. It emanates an irresistible aura of character and charm, featuring beautiful granite elevations with expertly crafted lintels and quoins. The charm is further enhanced by traditional style box-sash windows and protruding dormers, adding to its timeless appeal.

Step inside, take off your shoes, and hang up your jacket in the spacious and welcoming entrance hall. To your right, you'll find a cosy sitting room perfect for relaxing, while to your left, a charming dining room awaits with glorious sea views. Imagine hosting a dinner party with such a spectacular backdrop; no gathering could be mundane here. The dining room leads seamlessly into a kitchen breakfast room. The kitchen features a door to the outside, providing easy access to the



courtyard garden, perhaps ideal for summer BBQs, and is conveniently adjacent to the shower room. Upstairs, you'll discover three light-filled and spacious bedrooms. The front two bedrooms boasts lovely sea views, and the rear bedroom features an ensuite WC, adding a touch of modern convenience to this delightful home.

### Rooms

#### HALLWAY

LOUNGE: 12' 9" x 7' 8" (3.89m x 2.34m)

DINING ROOM: 13' 4" x 9' 3" (4.06m x 2.82m)

KITCHEN/BREAKFAST ROOM: 16' 7" x 8' 4" (5.05m x 2.54m)

SHOWER ROOM:

#### FIRST FLOOR LANDING:

Doors to:

BEDROOM ONE: 13' 0" x 11' 9" (3.96m x 3.58m)

BEDROOM TWO: 12' 10" x 9' 5" (3.91m x 2.87m)

BEDROOM THREE: 11' 7" x 6' 3" (3.53m x 1.91m)

door to:

EN SUITE CLOAKROOM:



### The Outside

Outside, the fully enclosed courtyard garden offers a high degree of privacy and shelter, complemented by a charming raised decking area. You'll also find a spacious two-storey net loft building, brimming with untapped potential. Subject to any necessary planning permissions or consents, this versatile space presents a fantastic opportunity for buyers with vision and creativity to craft something truly special.

### 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.

### Agents Notes

Mains electricity, water, and drainage

EPC = G 13

COUNCIL TAX BAND = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		13	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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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