



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10385

Offers around £550,000

**The Old Farmhouse Cottage,  
Trevelgue, Newquay, Cornwall, TR8 4AT**

**FREEHOLD**



**An attractive period attached cottage offering 3 bedrooms and 3 reception rooms with enclosed front gardens and off-road parking. Enjoying a delightful outlook over fields and countryside to the front and within a few minutes' walk of the South West Coast Path and Porth Beach.**







### **SUMMARY OF ACCOMMODATION – In all, about 1,608sq.ft.**

**Ground Floor** Sitting room, conservatory, dining room, kitchen, utility room/wc.

**First Floor** Principal bedroom, 2 further bedrooms, dressing room, family bathroom.

**Outside** Level enclosed front garden with paved sun terrace. Large timber storage shed. Off-road parking for 2 vehicles.

### **DESCRIPTION**

The Old Farmhouse Cottage is believed to date from about 1800 and is an attached period cottage which has recently been extended by the current owners with a new conservatory taking full advantage of the outlook over the countryside.

To the ground floor, the cottage has a large sitting room with woodburning stove with steps leading down into the conservatory with bifold doors out onto the sun terrace and views over the countryside. To one side of the sitting room an opening leads through into the dining room with steps down into the fitted kitchen which as views out over the garden to the countryside and fields beyond. The rear of the dining room a door opens into the utility room/wc.

To the first floor, the principal bedroom is of a particularly good size with a range of fitted wardrobes and a lovely outlook to the front. Adjoining this and as a separate room is a dressing room. There are two further bedrooms and a family bathroom.

To the outside and to one side is driveway parking for a couple of vehicles with steps leading up to the front of the cottage where there is a paved raised courtyard with timber shed to one side. The gardens then continue around to the front of the cottage where there is a broad paved sun terrace and a lawned area, both of which take advantage of the views overlooking the fields and countryside beyond.



## **LOCATION**

The Old Farmhouse Cottage is located on the outskirts of Porth in a semi-rural position with lovely outlook over fields and countryside beyond. Its location is extremely convenient as it is within a few minutes' walk of the beach at Porth which is one the prettiest beaches along this stretch of coastline, sheltered by Trevelgue Head with a stream running across one side of it. This is a most sought after area on the north coast of Cornwall, within a few minutes' drive of Newquay to the south and along the north coast to Watergate Bay. All along this coastline are a number of fine sandy beaches providing excellent surfing and water sport opportunities.

The South West Coast Path stretches all along the coast to both the north and south and provides some of the most delightful walks and dramatic coastline in the county. Just beyond Watergate Bay is the coastal village of Mawgan Porth, increasingly dubbed by the press as "Hollywood On Sea", where there is a great mix of restaurants, cafes and bistros.



The town of Newquay caters for all day to day needs with plenty of national retailers, mixed with locally owned shops and a profusion of restaurants and bistros. Cornwall Airport Newquay is less than 5 miles away and offers daily flights to a range of national and international destinations.

The cathedral city of Truro, the capital city of the county, is about 12 miles away and offers a more comprehensive range of facilities including a mainline railway station with the Penzance to London Paddington line.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Entrance door into:-

**SITTING ROOM – 25' x 13'3"** A triple aspect room with views to the front, rear and out through the conservatory with outlook over the countryside, parquet floor, beamed ceiling, radiator. Inset fireplace with slate hearth and timber mantel. Staircase. Steps down to:-



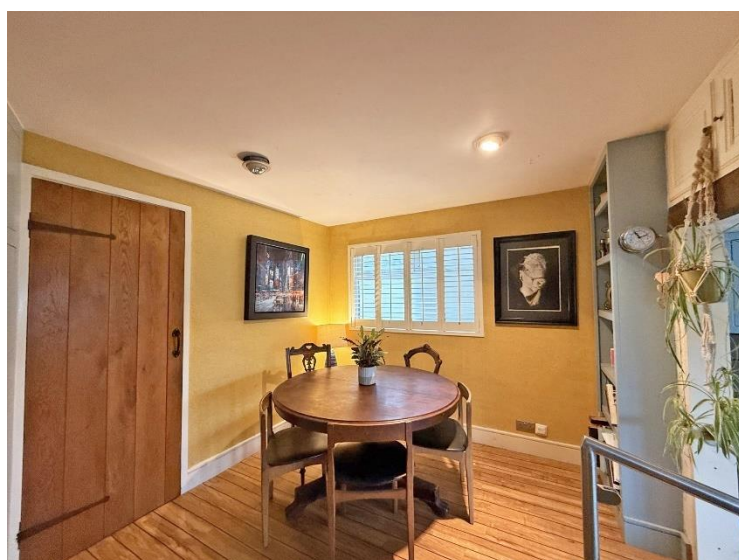
**CONSERVATORY – 12'6" x 11'2"** A triple aspect room with vaulted ceiling and Velux windows, windows overlooking the front garden and across fields and countryside with the church in the distance. Exposed brick wall, flagstone floors.

From the sitting room, steps lead down into:-

**DINING ROOM – 11'6" x 9'3" (of irregular shape)** Frosted glazed window to the side, panelled floor. Door to:-

**UTILITY ROOM / WC – 7'3" x 5'10"** Plumbing for automatic washing machine, cupboards with worksurface over, tiled splashbacks, low level wc, frosted glazed window to the side.

From the dining room, steps down into:-







**KITCHEN – 16' x 10' (of irregular shape and maximum measurements)** Fitted kitchen with blue fronted units and complimentary granite worksurface, tiled splashbacks, inset Neff hob with extractor over, 1½ bowl sink unit with mixer tap, central island, fitted Neff oven, Zanussi dishwasher, large pantry.

From the sitting room a turning staircase with window on the half landing to the rear ascends to:-

### FIRST FLOOR

**LANDING** Large cupboard with sliding doors. Doors to:-

**PRINCIPAL BEDROOM – 13'10" x 10'10"** Large picture window over the front with views of the fields and countryside beyond. A comprehensive range of fitted wardrobes, ceiling spotlights, radiator, access to loft space.



**DRESSING ROOM – 6'9" x 5'7"** Large picture window to the rear with some countryside views.



**FAMILY BATHROOM** A white suite comprising corner bath with shower over and screen, low level wc, wash hand basin in vanity unit, cupboard housing hot water tank, radiator, window overlooking the rear.

**BEDROOM 2 – 11'4" x 10'** Window overlooking the front with some country and rural views, fitted wardrobes, radiator, access to loft space.

**BEDROOM 3 – 13'3" x 8'4"** Window overlooking the front with some countryside views, radiator, inset spotlights.



## OUTSIDE

There is driveway parking for at least two vehicles and from the parking area steps lead up to a slated area and terrace to the front door. To one side is a large timber shed. The gardens are primarily to the front of the cottage with slate patio and borders providing sun terrace and an area of lawn with views out over the countryside and beyond. The gardens are bordered with a surrounding wall and some mature hedging and borders.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR8 4AT.

**SERVICES** Mains water, drainage and electricity. Underfloor and electric wall heaters.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 39Mbps download speed. 8Mbps upload speed.

**COUNCIL TAX BAND** C (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

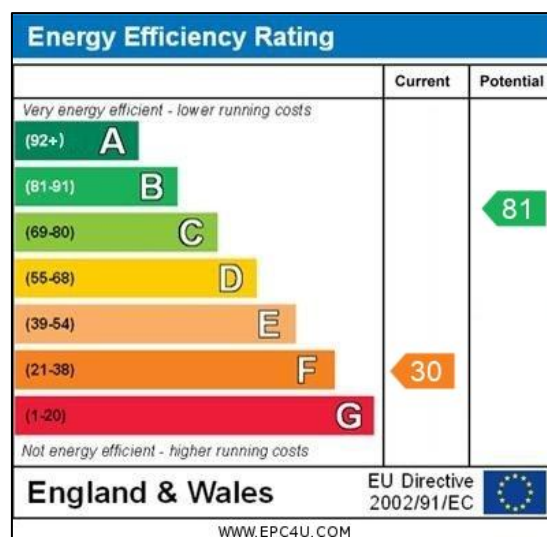
**DIRECTIONS** From Newquay proceed in a northerly direction along Henvy Road, taking the left hand turning onto Porth Way. Drive through Porth on Alexandra Road, which is the B3276, and as you pass the beach on the left hand side driving up the hill take the right hand turning along Trevelgue Road. Continue along this country lane going down the hill where The Old Farmhouse Cottage will be seen on the left hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

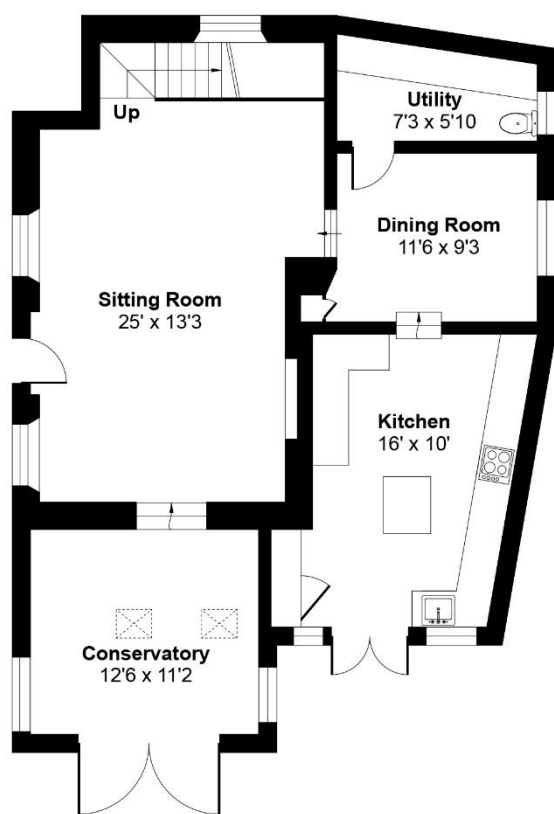


**Not to scale – for identification purposes only.**

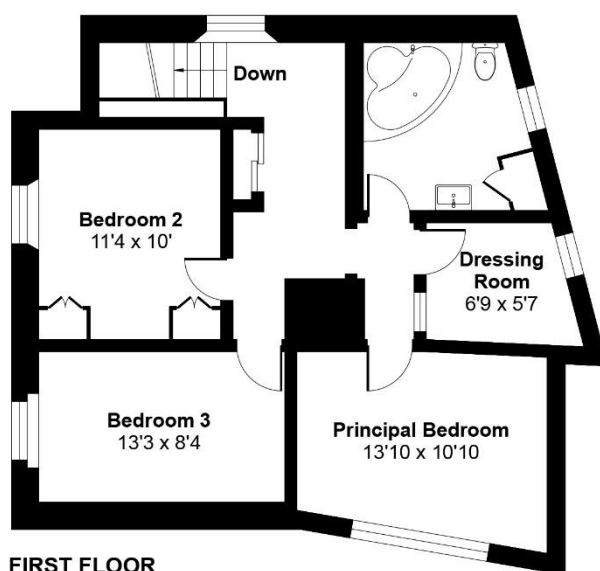
## Trevelgue, Newquay

Approximate Area = 1591 sq ft / 147.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Lillcrap Chilcott. REF: 1231537



