



4, The Butts



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St. Newlyn East, Newquay, Cornwall TR8 5LZ

Perranporth 7 miles Newquay 5 miles

A charming, Grade II listed, detached cottage with fruit bearing orchard in a beautiful rural location on the edge of a well-regarded village.

- 4/5 Bedroom Grade II Listed Cottage
- Garden Studio
- Scenic Surroundings
- Excellent Village Amenities
- Gated Driveway with Ample Parking
- Spacious Garden with Fruit Orchard
- Freehold
- Council Tax Band E

Guide Price £575,000

## SITUATION

St. Newlyn East, a thriving Cornish village, is located approximately 5 miles south of the bustling coastal town of Newquay. The village, named after its patron saint St. Newlina, boasts a beautiful church dating back to Norman times, proudly situated at its heart. Residents enjoy a range of convenient amenities, including a highly regarded Ofsted "good" rated primary school, a traditional village pub, a local convenience store, and independent butcher. Additionally, the village offers a wide range of recreational facilities with a well equipped playground close to the property.

## DESCRIPTION

A charming, Grade II listed detached cottage, though to be a former workhouse conversion with fruit bearing orchard in a beautiful rural location on the edge of a well-equipped village. It boasts four/five bedrooms and three bathrooms, making it the perfect family home. Situated amidst extensive gardens with some hard to find features, this property is south west-facing and conveniently located within walking distance of the extensive amenities St. Newlyn East has to offer.



The ground floor is spacious and welcoming, with a porch leading to the sitting/dining room. The sitting/dining room features a beautiful inglenook fireplace with modern multi-fuel stove, adding warmth and character. The cottage style kitchen has ample work surfaces with units below and a window framing the orchard. An office/bedroom and shower room are also located on this level.

The first floor gives access to the four double bedrooms, three of which share the main bathroom. The master bedroom has its own en suite shower room. The bedrooms are all generously sized and can accommodate double beds. All of the bedrooms have rural views of the gardens and surrounding areas.

The garden studio with en-suite shower room is a fantastic addition and lends itself to occasional use for family/friends or as a home office.

### OUTSIDE

The entrance to the property features a gated driveway providing ample parking for multiple vehicles. Beyond the gates lies the main garden, boasting a spacious lawn with a circular firepit seating area, a shed, mature plants, shrubs and borders. The orchard, surrounded by mature hedges, is adorned with beautiful walnut, pear, and cherry trees, adding to the property's charm.

### VIEWINGS

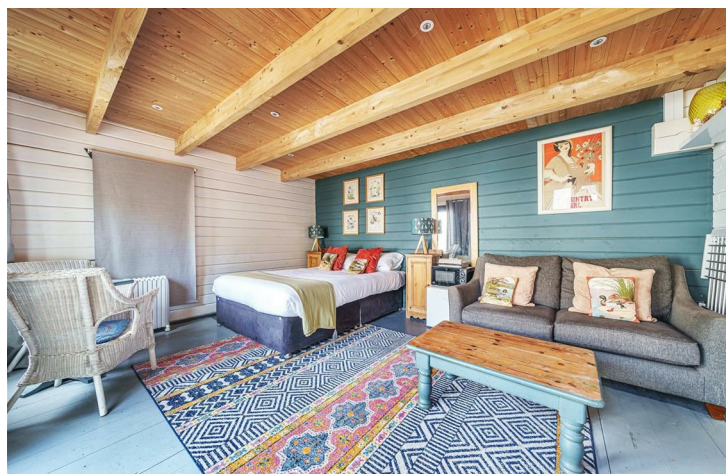
Strictly by prior appointment with Stags Truro office on 01872 264488

### SERVICES

Mains drainage, electricity and water. Oil fired central heating. Broadband speed 0.6 Mbps – 64 Mbps. Mobile coverage indoors – EE, O2, Vodafone. Mobile coverage outdoors – EE, Three, O2, Vodafone (Ofcom).

### DIRECTIONS

Leave St. Newlyn East along The Butts Road towards the Lappa Valley tourist attraction. The property is the last house on the right as you leave the village and is identifiable by the Stags 'For Sale Board'.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1766 sq ft / 164.0 sq m  
 Garden Studio = 241 sq ft / 22.3 sq m  
 Total = 2007 sq ft / 186.3 sq m  
 For identification only - Not to scale

**Garden Studio**  
4.78 x 3.68m  
15'8" x 12'1"

**Bedroom 2**  
4.14 x 3.81m  
13'7" x 12'6"

**Bedroom 3**  
3.18 x 3.15m  
10'5" x 10'4"

**Bedroom 4**  
3.28 x 2.90m  
10'9" x 9'6"

**Bedroom 1**  
6.50 x 4.32m  
21'4" x 14'2"

**Down**

**First Floor**

**Sitting / Dining Room**  
7.39 x 4.70m  
24'3" x 15'5"

**Up**

**Office / Bedroom 5**  
2.92 x 2.82m  
9'7" x 9'3"

**Kitchen**  
4.37 x 4.19m  
14'4" x 13'9"

**Ground Floor**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1115562