



14, Churchtown, Newquay, TR8 5LJ

david ball
Agencies

Charming Grade II listed cottage in the popular village of St Newlyn East, near Newquay. Dated to c.15th Century and believed to be one of six original dwellings within the village footprint, the property has been sympathetically extended and renovated by the current owners over the last ten years. With generous living accommodation boasting a host of period features, including two reception rooms, kitchen/diner with vaulted ceiling, separate utility area, and three double bedrooms. Outside there are beautiful mature cottage gardens combining lawns, vegetable patch and mature flower beds with formal patio seating areas.

Guide Price £515,000 Freehold

Key Features

- St. Newlyn East village
- Beautiful Period features
- Substantial enclosed gardens
- Log burner
- Small off-road parking space
- Grade 2 listed detached cottage
- Three double bedrooms
- Popular village location
- Electric central heating
- No onward chain

Family lounge

Dual aspect single glazed panelled windows. Fireplace with log burner and feature exposed stone work, brick lintel and slate hearth. Additional fireplace recess suitable for storage. Exposed wooden beam ceiling and floorboards.

Snug

Fireplace with log burner and feature exposed stone work, brick lintel and slate hearth. Single glazed panelled window to front aspect with cosy window seat. Exposed beam ceiling and exposed wooden floorboards.

Utility

Fitted with base cupboard and drawer units with roll top work surfaces, inset stainless steel sink with drainer, space and facility for washing machine, tumble dryer, dishwasher and additional undercounter appliance. Victorian style tiled flooring. Single glazed panelled window to rear. Borrowed light glass brick window. Wooden stable door to:-





Rear entrance porch

Triple aspect uPVC double glazed dual aspect windows. Door to W/C with low flush w/c and pedestal wash hand basin. Glass panelled wooden stable door to rear.

Kitchen/Diner

Vaulted ceiling with two Velux skylight windows and feature exposed stone wall. Fitted with a range of base cupboard and drawer units with quartz work surfaces and tiled splashbacks, central island/food preparation area, Inset one and a half bowl sink with drainer, space for a electric cooker, and space and facility for a freestanding American-style fridge/freezer, uPVC double glazed panelled window to rear aspect. Open plan to breakfast/dining area with uPVC double glazed window to front aspect.

Bedroom one

single glazed panelled window to front aspect and Velux skylight. Sloping ceilings with exposed wooden beams. Radiator.

Bedroom two

Single glazed window to front . Radiator

Bedroom three

Single glazed window to front . Radiator

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash and basin and low flush wc. Heated towel rail. Part-tiled walls. Panelled window to rear aspect.

Externally

There is a stoned Cornish walled garden to the front of the cottage, with gated pathway leading to the front entrance door. To the rear are beautiful and extensive cottage gardens laid manly to lawn and combining with a range of mature trees and shrubs with vegetable patch and formal paved seating areas. Completed by a greenhouse, a stone built shed, and the foundations of a large two storey building. To the front of the property is parking for one small car.

Agents note

The following services can be found at the property: Mains electric, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

Council tax band: D

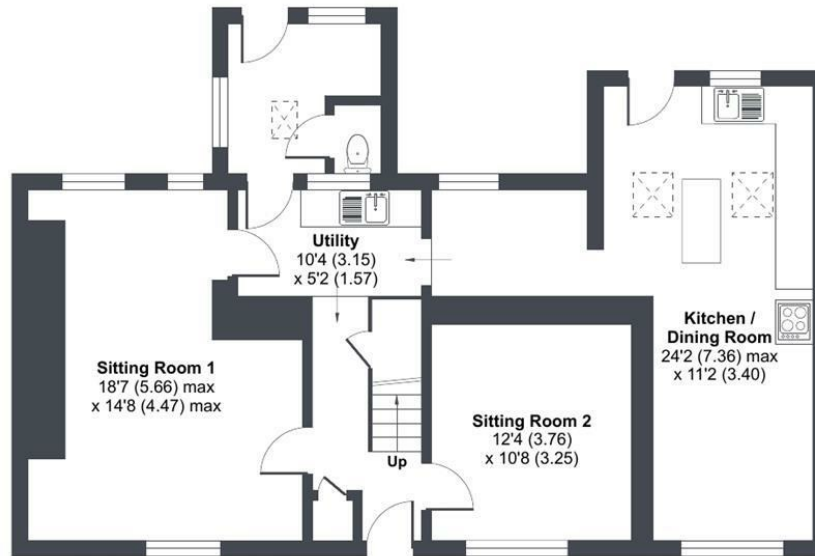
Churchtown, Newquay, TR8

Approximate Area = 1446 sq ft / 134.3 sq m

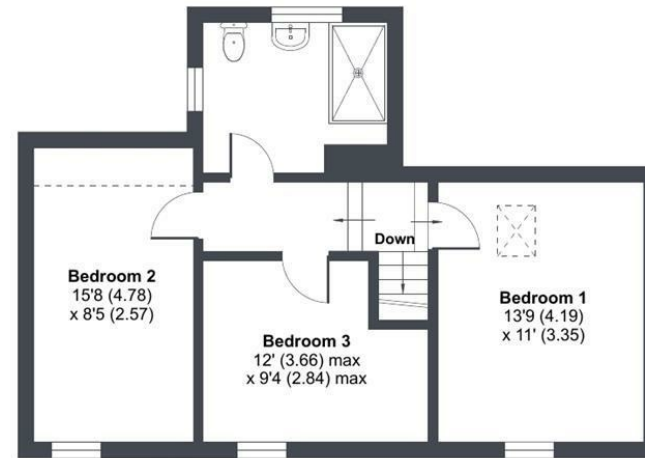
Limited Use Area(s) = 18 sq ft / 1.7 sq m

Total = 1464 sq ft / 136 sq m

For identification only - Not to scale



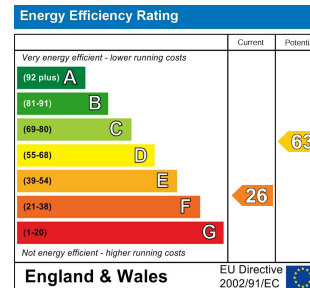
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1081309



David Ball Agencies

01637 850850

www.davidballagencies.co.uk



rightmove

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Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

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